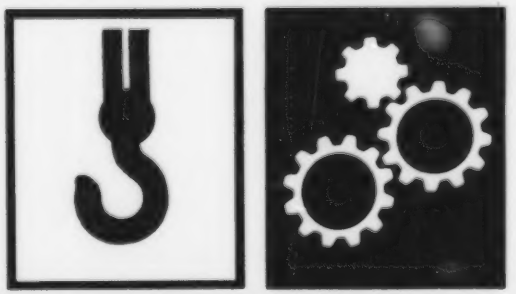
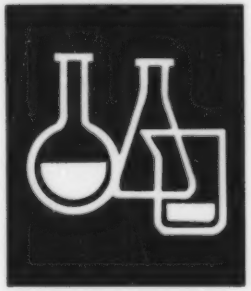


Status of Industrial Land

IN THE CITY OF EDMONTON

1989



STATUS OF INDUSTRIAL LAND IN THE CITY OF EDMONTON DECEMBER 31, 1989

CITY OF EDMONTON
PLANNING AND DEVELOPMENT DEPARTMENT

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1. INTRODUCTION

The "Status of Industrial Land in the City of Edmonton" report has been issued annually since 1970. It presents an inventory of vacant industrial land and records the annual industrial land development and servicing activity. The report covers only land which is districted for industrial use. Land which is in an approved industrial area structure plan, but which is not districted for industrial use according to the Land Use Bylaw, is not included in the report. The report also includes an inventory of industrial land in the area annexed to Edmonton on January 1, 1982. The data base for the four industrial plan areas and miscellaneous central-city subdivisions was revised in 1987. Changes in land supply figures from 1986 largely reflect this revision and not increased land absorption. Data measuring aspects of consumption and supply of vacant industrial land are reported at three levels of aggregation: the total city, the area inside the pre-annexation boundary and the annexed area, and the industrial plan areas (see Map 1). Much of the information is provided for the years 1987 to 1989. Information on the amount, servicing status and land use districting of vacant industrial land in each industrial subdivision is available by calling the Planning and Development Department at 428-8846.

This report of December 31, 1989, presents data on the following:

a) Industrial building activity. Section 4 shows the amount of industrial land on which building permits were issued by land use district. The yearly dollar value of industrial building permits is also discussed in Section 4.

b) Industrial land servicing. Section 5 shows the amount of industrial land serviced at the city-wide level.

c) Section 5 shows the city-wide inventory of vacant industrial land. The inventory classifies industrial land as follows:

   i) year-end supply of fully serviced vacant industrial land by land use district;

   ii) year-end supply of IB, IM and IH districted land. This includes both serviced and unserviced land;

   iii) year-end supply of industrial reserve (AGI) land;

   iv) year-end supply of vacant industrial land in the annexed area.

   Industrial redistricting and subdivision activity is also shown in Section 5.

d) The year-end inventory of City-owned industrial land is presented in Section 6.

No conclusions should be drawn from the statistics presented with respect to vacant serviced land available for second or third party development. For specific information on land availability, the Manager of Industrial Development in the Edmonton Economic Development Authority should be contacted at 424-7870.

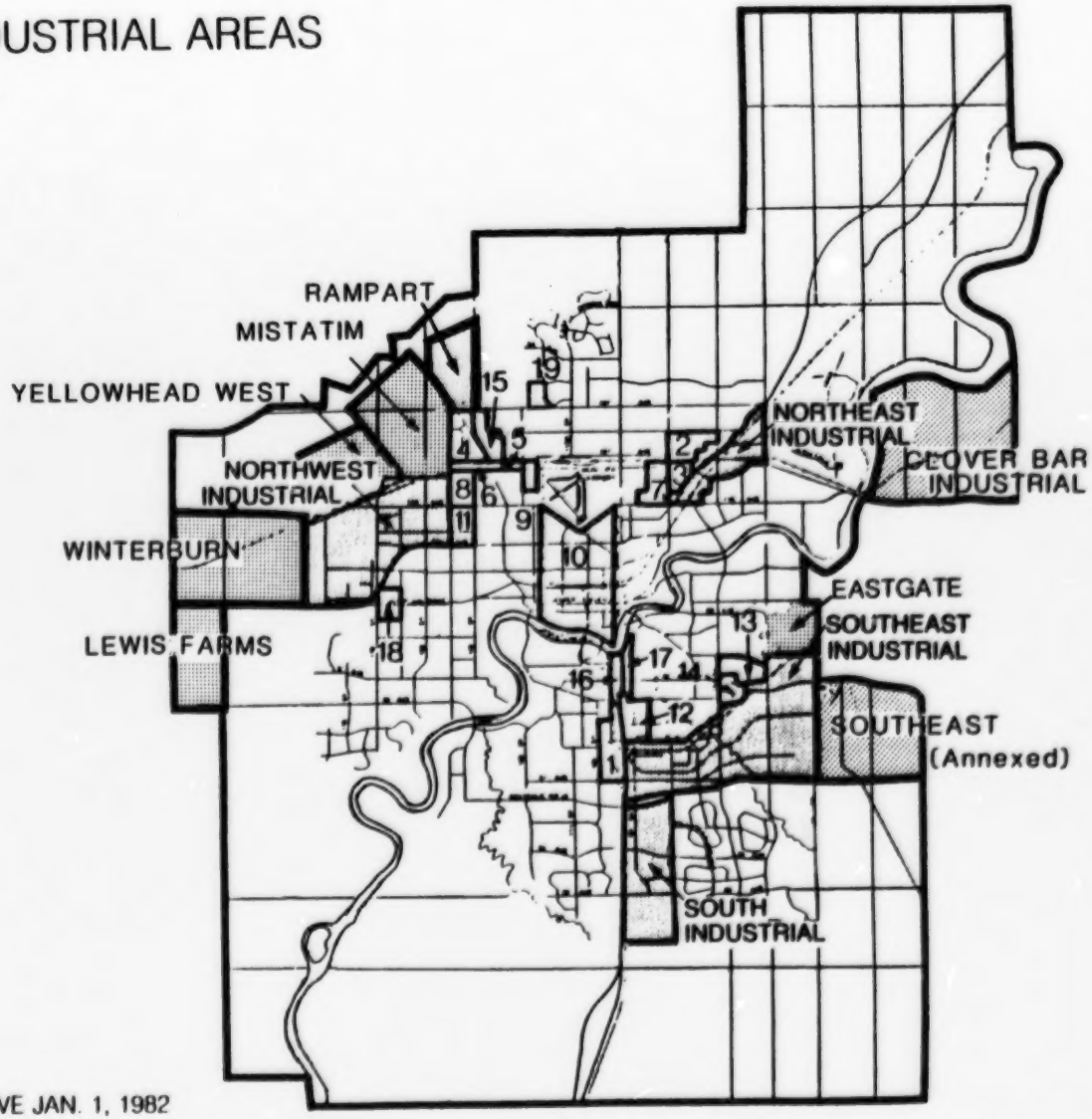
The report includes maps for each subdivision in the three main industrial plan areas (the south, southeast and northwest areas). The maps indicate vacant parcels, servicing status and land use districts. Industrial land in the annexed area is mapped at a more general level.

MAP 1-1

GUIDE TO LOCATION OF INDUSTRIAL AREAS IN THE CITY OF EDMONTON, DECEMBER 31, 1989

MISCELLANEOUS SUBDIVISIONS

1. ALLENDALE
2. BALWIN
3. BELMONT PARK
4. BONAVENTURE
5. BRONX
6. BROWN ESTATE
7. DELTON
8. DOMINION
9. HAGMAN ESTATE
10. HUDSON BAY RESERVE
11. HUFF BREMNER
12. IRVINE ESTATE
13. KENILWORTH
14. KING EDWARD ADDITION
15. NORTHERN ALBERTA RAILWAYS YARDS
16. RIVER LOT#13
17. RIVER LOT#15
18. WESTLAWN
19. BARANOW



CITY OF EDMONTON BOUNDARY EFFECTIVE JAN. 1, 1982

2. SUMMARY

2-1 Industrial Development

The amount of industrial land absorbed through building activity increased in 1989. During that year, 30 hectares were built on, compared with 19 hectares in 1988 and 24 hectares in 1987.

2-2 Industrial Land Supply

There are 4,246 hectares of vacant land districted for industrial use in Edmonton. Of this supply, 919 hectares are fully serviced, 155 hectares are serviced to rural standards (defined in Chapter 3) and 3,172 hectares (most of which are in the annexed area), are unserviced.

Figure 2-1 Serviced Land, and Land Absorption

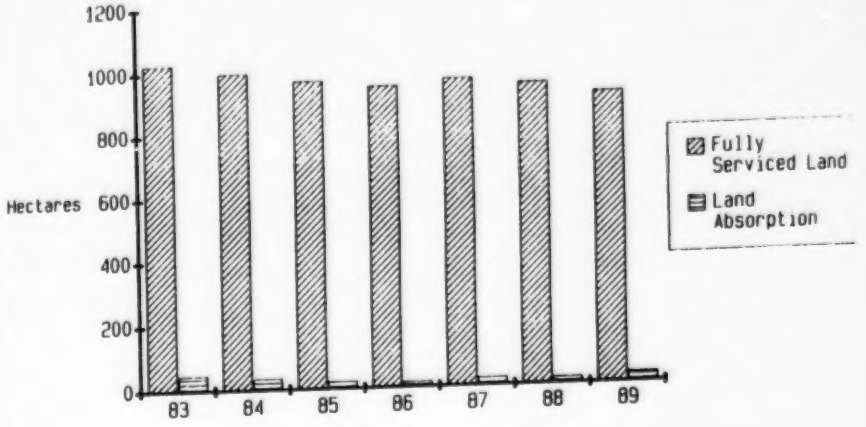


TABLE 2-1 ANNUAL INDUSTRIAL DEVELOPMENT, SERVICED LAND SUPPLY AND SERVICING ACTIVITY

HECTARES

	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989
Land Development Approved by Building Permit	54	89	113	89	113	91	66	40	49	37	23	17	24	19	30
Vacant Fully Serviced Industrial Land[1]	N/A	497	608	606	721	729	793	960	1028	997	970	950	970	952	919
Services Extended During Year		136	234	142	208	227	85	103	76	6	5	1	5	2	2

3. DATA, SOURCES AND DEFINITIONS

Data used to prepare this report are obtained from City Departments. The following list will assist in identification of data sources and in interpretation and definition of terms.

3.1 Data and Data Sources

The Planning and Development Department is the source of data on industrial servicing, land use districts, City-owned land, building permits, and industrial land in the areas annexed to Edmonton in 1982.

The Office of the City Assessor is the source of data on the amount of vacant industrial land in the major industrial areas, the South, Southeast and Northwest Plan Areas, and industrial subdivisions in the inner city.

3.2 Definitions

"Annexed Area" refers to the area annexed to the City of Edmonton on January 1, 1982 (See Map 1). The annexed area is a separate category in the report. Much of the industrial land in this area is comprised of large parcels of unserviced land and is not yet zoned according to City of Edmonton land use districts.

"Industrial Plan Area" refers to legally designated District Outline Plan Areas in the City of Edmonton.

"Land Use District":

> A section of the city designated in the Land Use Bylaw text (and delineated on the Land Use Map) in which requirements for the use of land and building and development standards are prescribed.

"IB" Industrial Business District:

> A district permitting the development of light industrial uses as well as low intensity business and office parks such that no nuisance factor is evident and the development is compatible with any adjacent non-industrial district.

"IM" Medium Industrial District:

> A district permitting manufacturing, processing, assembly, distribution and repair uses, which carry out a portion of their operations outdoors or require storage areas outdoors.

"IH" Heavy Industrial District:

> A district permitting major impact industrial uses which may have detrimental effects on adjacent uses due to noise, odour, or fire hazards.

"AGI" Industrial Reserve District:

> A district establishing reserve land for future industrial development in which farms are the only permitted use. Other uses which do not involve extensive development are discretionary.

Industrial Land Use Districts in the Annexed Area

Industrial land in the annexed area has not yet been converted to City of Edmonton land use bylaw districts. The land use districts in effect at the time of annexation are still operative. This involves the land use bylaws of the Counties of Parkland and Strathcona, and the M.D. of Sturgeon. The industrial land use districts in the annexed area are briefly described below.

<u>Former County of Parkland Lands</u>

"IC" Industrial/Commercial district:

> The primary purpose of the industrial/commercial district is to provide for the development of industrial and commercial enterprises which generally are compatible with one another.
>
> The range of permitted and discretionary uses in this district is extremely wide and is comparable to that permitted under the IB, IM, IH and CB2 districts of the City of Edmonton Land Use Bylaw.

"ICR-DC" Industrial/Commercial Reserve - Direct Control District

This district is essentially a holding district. The specific discretionary uses are listed in the "Winterburn-South Direct Control Regulations."

"IC-DC" Industrial/Commercial - Direct Control District

Permitted uses:

In general, the area will cater to the light manufacturing, warehousing and construction industries. Other land uses being encouraged to locate in the area are commercial office space and retail commercial services such as banks, fast food outlets, service stations, etc.

Former M.D. of Sturgeon Lands

"GI" General Industrial

Permitted uses include:

Warehousing, bulk oil sales, repair and service shops, manufacturing, assembly and processing, agricultural processing, cleaning and packing and any use which, in the opinion of the Development Officer, is of a similar nature and will not be incompatible with adjacent land uses.

Further discretionary uses include commercial and recreational uses at the discretion of the Development Officer.

Former County of Strathcona Lands

"RI" Restricted Industrial

The specific permitted and discretionary uses are listed in the County of Strathcona Land Use Bylaw. The closest equivalent City of Edmonton land use district is the 1B, industrial business district.

"GI" General Industrial

The mixture of permitted and discretionary uses in this district are closest to the City of Edmonton IM, medium industrial district.

"HI" Heavy Industrial

The uses in this district are discretionary. The specific uses are listed in the County of Strathcona Land Use Bylaw. The uses allowed in this district are generally comparable to those allowed by the City of Edmonton IH land use district.

"Vacant Land" is defined as land not occupied by buildings of any type and which is districted IB, IM, IH or AGI under the Edmonton Land Use Bylaw. This includes land used for storage.

"Industrial development" refers to building permits issued on vacant lots.

"Fully Serviced Industrial Land" refers to the area of vacant parcels of industrial land which have full servicing i.e., complete underground services and, at minimum, gravelled access roads.

"Fully Serviced (City Standards)" refers to recently annexed industrial land with full servicing.

"Serviced (Rural Standards)" refers to the servicing in place in many of the industrial parks in the annexed area. This servicing consists of gravelled or oiled roads, open ditches and overhead power and telephone lines. There are no underground water or sewer lines.

4. INDUSTRIAL DEVELOPMENT

4-1 Industrial Development

In 1989, building permits were issued on 30 hectares of vacant industrial land (Table 4-1). This is an increase from 1988, when 19 hectares were absorbed. Of the land approved for building, 10 hectares were IB land, 11 hectares were IM land, 0.5 hectares were IH land, and 8 hectares had annexed area land use districts.

Figure 4-1 Industrial Land Development

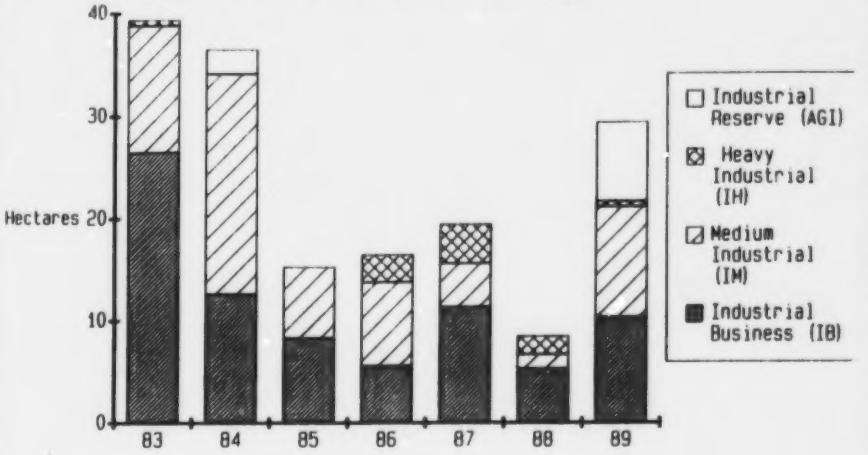


TABLE 4-1

INDUSTRIAL LAND DEVELOPMENT APPROVED
BY BUILDING PERMIT IN THE CITY OF EDMONTON, 1987 - 1989 (Area in Hectares)

INDUSTRIAL PLAN AREAS		1987 IB	1987 IM	1987 IH	1987 AGI	1987 TOTAL	1988 IB	1988 IM	1988 IH	1988 AGI	1988 TOTAL	1989 IB	1989 IM	1989 IH	1989 AGI	1989 TOTAL
South	Hectares	3.1	0.4	-	-	3.5	0.3	-	-	-	0.3	5.1	4.3	-	-	9.4
	(Parcels)	(3)	(1)			(4)	(1)				(1)	(5)	(4)			(9)
Southeast	Hectares	1.2	0.2	3.7	-	5.1	1.2	0.6	1.8	-	3.6	0.2	0.9	0.4	-	1.5
	(Parcels)	(3)	(1)	(1)		(5)	(1)	(1)	(1)		(3)	(1)	(2)	(1)		(4)
Northwest	Hectares	4.0	3.3	0.2	-	7.5	2.0	0.8	-	-	2.8	2.3	5.4	0.1	7.8	15.6
	(Parcels)	(7)	(3)	(1)		(11)	(3)	(1)			(4)	(4)	(7)	(1)	(1)	(13)
Northeast	Hectares	1.5	-	-	-	1.5	1.4	-	-	-	1.4	0.4	0.1	-	-	0.5
	(Parcels)	(1)				(1)	(1)				(1)	(1)	(1)			(2)
Miscellaneous	Hectares	1.5	0.4	-	-	1.9	0.4	-	-	-	0.4	2.3	0.1	-	-	2.4
	(Parcels)	(3)	(7)			(10)	(2)				(2)	(2)	(2)			(4)
Sub-total	Hectares	11.3	4.3	3.9	-	19.5	5.3	1.4	1.8	-	8.5	10.3	10.8	0.5	7.8	29.4
	(Parcels)	(17)	(12)	(2)		(31)	(8)	(2)	(1)		(11)	(13)	(16)	(2)	(1)	(32)
Annexed Area	Hectares	-	-	-	-	4.0	-	-	-		10.5					0.6
	(Parcels)					(2)					(5)					(1)
Grand Total	Hectares	11.3	4.3	3.9	-	23.5	5.3	1.4	1.8	-	19.0	10.3	10.8	0.5	7.8	30.0
	(Parcels)	(17)	(12)	(2)		(33)	(8)	(2)	(1)		(16)	(13)	(16)	(2)	(1)	(33)

4-2 Value of Industrial Building Permits

The value of industrial building permits in 1989 was $21.7 million (Table 4-2). This value is unchanged from the 1988 value. Spending on new buildings rather than on alterations and repairs accounted for only 34% of the total value.

Figure 4-2 Value of Industrial Building Permits

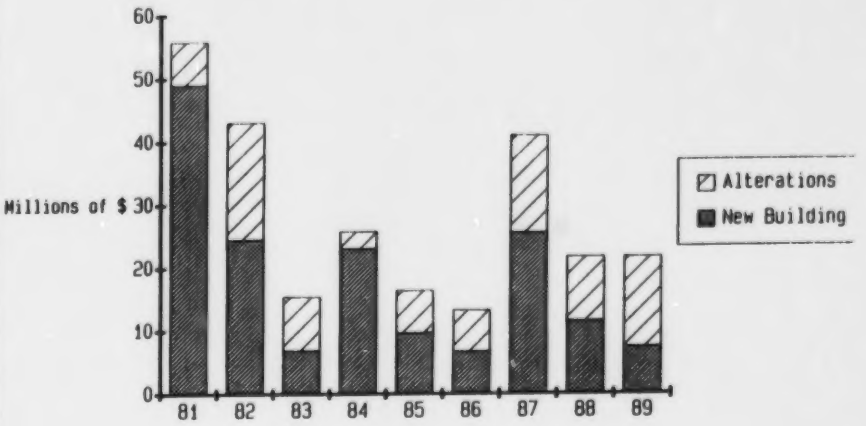


TABLE 4-2 VALUE OF INDUSTRIAL BUILDING PERMITS, 1978 - 1989
(thousands of dollars)

	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989
New Building	38,389	21,723	43,635	48,917	24,429	6,833	22,920	9,528	6,622	25,402	11,397	7,317
Alterations and repairs	2,591	6,138	4,546	7,001	18,624	8,610	2,824	6,844	6,629	15,516	10,328	14,383
TOTAL	40,980	27,861	48,181	55,918	43,053	15,443	25,744	16,372	13,251	40,918	21,725	21,700

Source: Planning and Development Department

5. INDUSTRIAL LAND SUPPLY

5-1 Supply of Vacant Industrial Land

There were 4,246 hectares of vacant industrial land in the City of Edmonton at the end of 1989. Of this total, 22% is fully serviced, 4% is serviced to rural standards (defined in Chapter 3), and 74% is unserviced. A greater proportion (64%) of the total vacant land is in the annexed area. This land is largely unserviced and is in large parcels of between 10 and 65 hectares in size.

Figure 5-1 Supply of Vacant Industrial Land

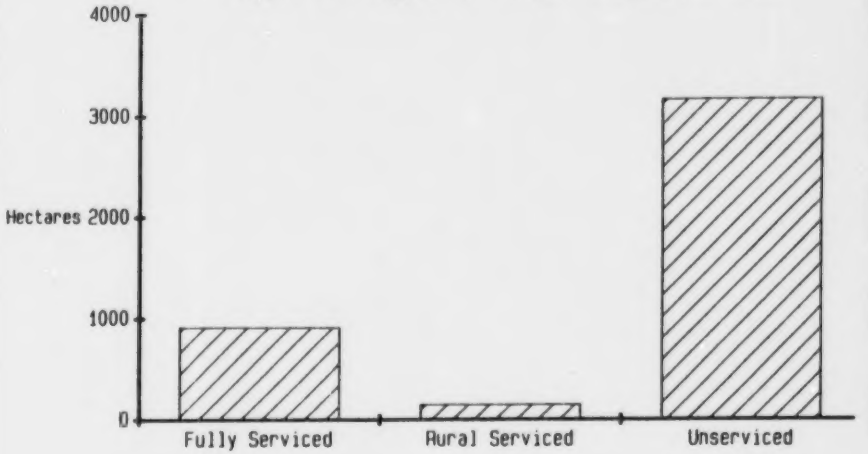


TABLE 5-1 YEAR-END SUPPLY OF VACANT INDUSTRIAL LAND IN THE CITY OF EDMONTON, 1989

		FULLY SERVICED (City Standards	SERVICED (Rural Standards)	UNSERVICED	TOTAL
PRE-ANNEXATION BOUNDARY	Hectares	782	-	707	1,489
	(Parcels)	(1,795)		(92)	(1,887)
ANNEXED AREA	Hectares	137	155	2,465	2,757
	(Parcels)	(132)	(185)	(131)	(448)
TOTAL	Hectares	919	155	3,172	4,246
	(Parcels)	(1,927)	(185)	(223)	(2,335)

5-2 Supply of Fully Serviced Industrial Land

At the end of 1989, the City of Edmonton contained 919 hectares of vacant, fully serviced industrial land (Table 5-2). Of this total, 782 hectares (85%) are within the pre-annexation boundary and 137 hectares (15%) are in the annexed area. Of the supply within the pre-annexation boundary, 41% is for IB use, 39% is for IM use, 8% is for IH use and 12% is industrial reserve. These land use districts have not yet been applied to land in the annexed area. Industrial land use districts in the annexed area are discussed in Chapter 3, and the location and amount of fully serviced land in this area is listed in Table 5-6.

Figure 5-2 Supply of Fully Serviced Industrial Land

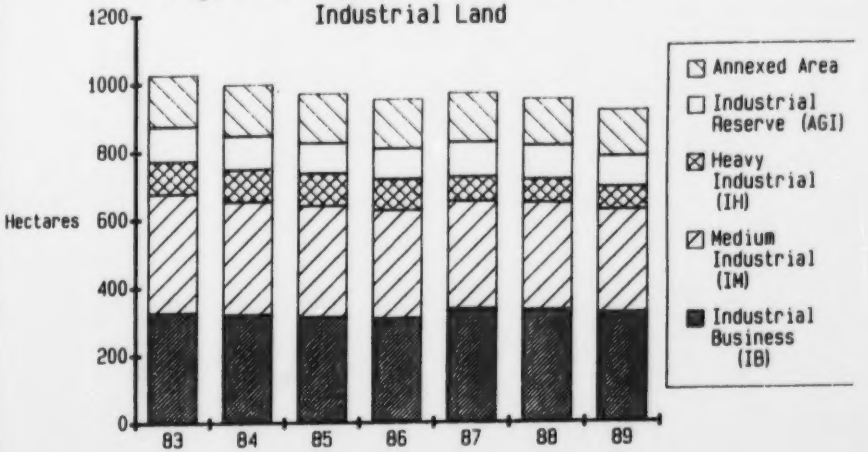


TABLE 5-2

YEAR-END SUPPLY OF FULLY SERVICED INDUSTRIAL LAND IN THE CITY OF EDMONTON, 1987 - 1989

INDUSTRIAL PLAN AREAS		1987 IB	1987 IM	1987 IH	1987 AGI	1987 TOTAL	1988 IB	1988 IM	1988 IH	1988 AGI	1988 TOTAL	1989 IB	1989 IM	1989 IH	1989 AGI	1989 TOTAL
South	Hectares	113	50	-	16	179	112	50	-	16	178	105	46	-	16	167
	(Parcels)	(127)	(72)		(8)	(207)	(123)	(72)		(8)	(203)	(117)	(68)		(8)	(193)
Southeast	Hectares	87	117	34	23	261	88	116	32	21	257	88	113	32	20	253
	(Parcels)	(106)	(170)	(53)	(23)	(352)	(107)	(168)	(51)	(22)	(348)	(107)	(165)	(50)	(21)	(343)
Northwest	Hectares	80	112	22	34	248	78	113	22	34	247	77	108	20	25	230
	(Parcels)	(132)	(161)	(47)	(16)	(356)	(130)	(160)	(47)	(16)	(353)	(134)	(155)	(46)	(14)	(349)
Northeast	Hectares	16	19	12	29	76	15	19	12	29	75	14	19	12	29	74
	(Parcels)	(57)	(285)	(66)	(171)	(579)	(56)	(285)	(66)	(171)	(578)	(55)	(285)	(66)	(170)	(576)
Miscellaneous	Hectares	38	18	5	-	61	37	17	4	-	58	37	17	4	-	58
	(Parcels)	(122)	(175)	(45)		(342)	(120)	(172)	(42)		(334)	(120)	(172)	(42)		(334)
Sub-total	Hectares	334	316	73	102	825	330	315	70	100	815	321	303	68	90	782
	(Parcels)	(544)	(863)	(211)	(218)	(1,836)	(536)	(857)	(206)	(217)	(1,816)	(533)	(845)	(204)	(213)	(1,795)
Annexed Area[1]	Hectares					145					137					137
	(Parcels)					(134)					(132)					(132)
Grand Total	Hectares	334	316	73	102	970	330	315	70	100	952	321	303	68	90	919
	(Parcels)	(544)	(863)	(211)	(218)	(1,970)	(536)	(857)	(206)	(217)	(1,948)	(533)	(845)	(204)	(213)	(1,927)

1 For more detail see Table 5-6

5-3 Industrial Land Servicing Activity

Industrial servicing activity remains at a low level. Two hectares were serviced in 1989. In 1988, 2 hectares were serviced and 5 hectares were serviced in 1987.

Figure 5-3 Industrial Land Servicing

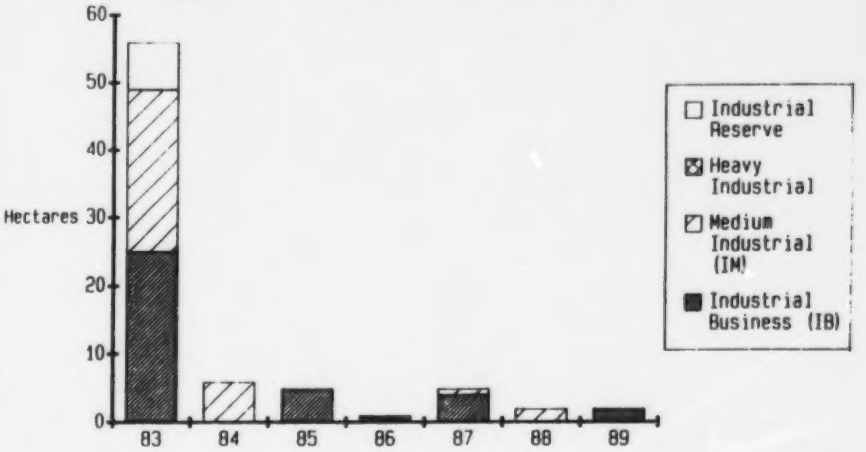


TABLE 5-3

ANNUAL INDUSTRIAL LAND SERVICING ACTIVITY
IN THE CITY OF EDMONTON, 1987 - 1989

INDUSTRIAL PLAN AREAS		1987 IB	1987 IM	1987 II	1987 AGI	1987 TOTAL	1988 IB	1988 IM	1988 II	1988 AGI	1988 TOTAL	1989 IB	1989 IM	1989 II	1989 AGI	1989 TOTAL
South	Hectares	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	(Parcels)															
Southeast	Hectares	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	(Parcels)															
Northwest	Hectares	1	1	-	-	2	-	-	-	-	-	-	-	-	-	-
	(Parcels)	(1)	(1)			(2)										
Northeast	Hectares	-	-	-	-	-	-	2	-	-	2	-	-	-	-	-
	(Parcels)							(1)			(1)					
Miscellaneous	Hectares	3	-	-	-	-	-	-	-	-	-	2	-	-	-	-
	(Parcels)	(4)										(2)				
Sub-total	Hectares	4	1	-	-	5	-	2	-	-	2	2	-	-	-	2
	(Parcels)	(5)	(1)			(6)		(1)			(1)	(2)				(2)
Annexed Area	Hectares	-	-	-	-	-			-	-	-	-	-	-	-	-
	(Parcels)															
Grand Total	Hectares	4	1	-	-	5	-	2	-	-	2	2	-	-	-	2
	(Parcels)	(5)	(1)			(6)		(1)			(1)	(2)				(2)

5-4 Supply of IB, IM and IH Districted Land (Serviced and Unserviced)

760 hectares of vacant industrial land (serviced and unserviced), were designated for IB, IM and IH use within the City of Edmonton at the end of 1989 (Table 5-4). Of this supply, 47% is designated for IB use, 44% is designated for IM use and 9% is designated for IH use.

Figure 5-4 Supply of IB, IM and IH Land

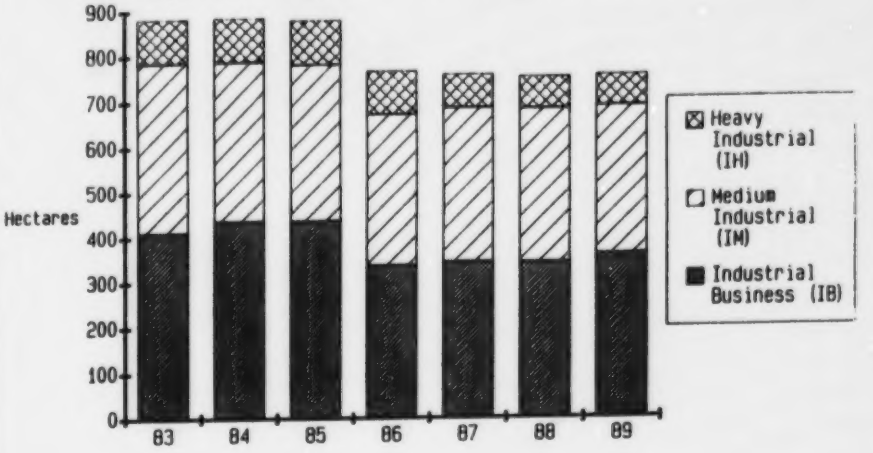


TABLE 5-4

YEAR-END SUPPLY OF SERVICED AND UNSERVICED IB, IM, AND IH DISTRICTED LAND IN THE CITY OF EDMONTON, 1987 - 1989

INDUSTRIAL PLAN AREAS		1987 IB	1987 IM	1987 IH	1987 TOTAL	1988 IB	1988 IM	1988 IH	1988 TOTAL	1989 IB	1989 IM	1989 IH	1989 TOTAL
South	Hectares	113	50	-	163	112	50	-	162	105	46	-	151
	(Parcels)	(127)	(72)		(199)	(121)	(72)		(193)	(117)	(68)		(185)
Southeast	Hectares	118	121	34	273	119	120	32	271	119	117	32	288
	(Parcels)	(139)	(171)	(53)	(363)	(140)	(169)	(51)	(360)	(140)	(166)	(50)	(356)
Northwest	Hectares	85	134	22	241	83	135	22	240	82	130	20	232
	(Parcels)	(133)	(161)	(47)	(341)	(131)	(160)	(47)	(338)	(135)	(155)	(48)	(338)
Northeast	Hectares	16	19	12	47	15	19	12	46	14	19	12	45
	(Parcels)	(57)	(285)	(66)	(408)	(56)	(285)	(66)	(407)	(55)	(285)	(66)	(406)
Miscellaneous	Hectares	38	18	5	61	37	17	4	58	37	17	4	58
	(Parcels)	(122)	(175)	(45)	(342)	(120)	(172)	(42)	(334)	(120)	(172)	(42)	(334)
Sub-total	Hectares	370	342	73	785	366	341	70	777	357	329	68	754
	(Parcels)	(578)	(864)	(211)	(1,653)	(568)	(858)	(206)	(1,632)	(567)	(846)	(204)	(1,617)
Annexed Area[1]	Hectares	6	-	-	6	-	-	-	6				6
	(Parcels)	(1)			(1)				(1)				(1)
Grand Total	Hectares	376	342	73	791	366	341	70	783	357	329	68	780
	(Parcels)	(579)	(864)	(211)	(1,654)	(568)	(858)	(206)	(1,632)	(567)	(846)	(204)	(1,618)

[1] Zoning in the annexed area has not yet been converted to City of Edmonton land use bylaw districts. For individual land use districts in this area, see Chapter 3 and Table 5-7

5-5 Supply of Industrial Reserve (AGI) Land

There were 735 hectares of vacant industrial reserve (AGI) land at the end of 1989 (Table 5-5). Most of this land (79%) is located within the Southeast and Northwest Industrial Plan Areas.

Figure 5-5 Supply of Industrial Reserve (AGI) Land

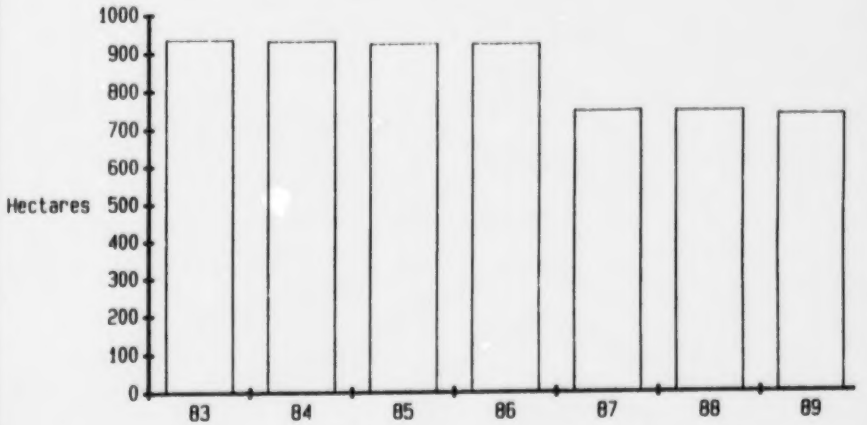


TABLE 5-5 YEAR-END SUPPLY OF INDUSTRIAL RESERVE (AGI) LAND IN THE CITY OF EDMONTON 1985 - 1989

INDUSTRIAL PLAN AREAS	Hectares (Parcels)	1985 AGI	1986 AGI	1987 AGI	1988 AGI	1989 AGI
South	Hectares	144	144	129	129	129
	(Parcels)	(9)	(9)	(4)	(4)	(4)
Southeast	Hectares	427	427	363	361	360
	(Parcels)	(45)	(45)	(44)	(43)	(42)
Northwest	Hectares	314	314	226	226	217
	(Parcels)	(43)	(43)	(52)	(52)	(50)
Northeast	Hectares	34	34	29	29	29
	(Parcels)	(118)	(118)	(171)	(171)	(171)
Miscellaneous	Hectares	5	5	-	-	-
	(Parcels)	(1)	(1)			
Sub-total	Hectares	924	924	747	745	735
	(Parcels)	(226)	(216)	(271)	(270)	(267)
Annexed Area [1]	Hectares	-	-	-	-	-
	(Parcels)					
Total	Hectares	924	924	747	745	735
	(Parcels)	(216)	(216)	(271)	(270)	(267)

1 Zoning the annexed areas has not yet been converted to City of Edmonton land use districts. For industrial land use districts in this area, see Chapter 3 and Table 5-7

5-6 Supply of Vacant Industrial Land in the Annexed Area, 1989

There are six main areas of industrial land in the annexed area of the city. Of the total supply of 2,757 hectares of vacant industrial land in the annexed area, 89% is unserviced, 5% is fully serviced and 6% is serviced to rural standards. Most of the fully serviced land is located in Clover Bar or the Southeast (Annexed) area. Winterburn has the largest share (77%) of the land serviced to rural standards.

Figure 5-6 Supply of Vacant Industrial Land In the Annexed Area

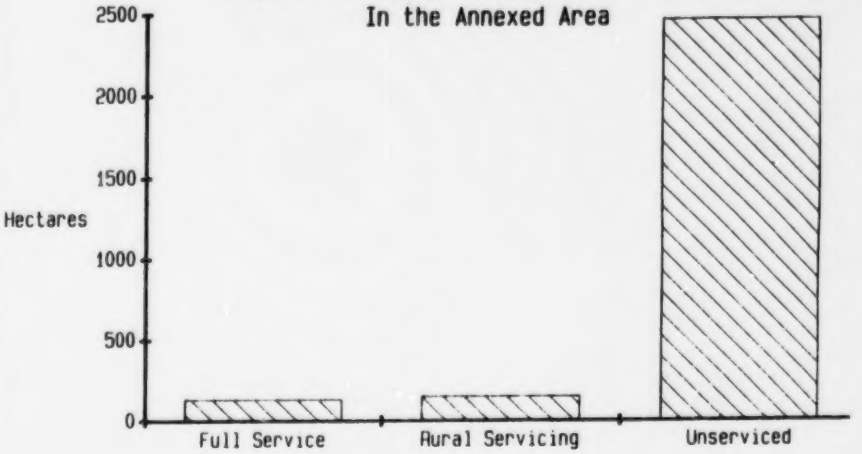


TABLE 5-6

YEAR-END SUPPLY OF VACANT INDUSTRIAL LAND IN THE CITY OF EDMONTON, (Annexed Area)- 1989

INDUSTRIAL AREAS		INDUSTRIAL DEVELOPMENT (Approved 1989)	FULLY SERVICED (City Standards	SERVICED (Rural Standards)	UNSERVICED	TOTAL	ZONING
Clover Bar	Hectares	-	61	-	548	609	
	(Parcels)		(58)		(21)	(79)	
Lewis Farms	Hectares	-	-	-	491	491	
	(Parcels)				(18)	(18)	
Mistatim	Hectares	-	7	13	207	227	
	(Parcels)		(4)	(15)	(13)	(32)	
Ramparts	Hectares				6	6	
	(Parcels)				(1)	(1)	
Southeast	Hectares	-	52	17	190	259	
(Annexed)	(Parcels)		(56)	(9)	(43)	(108)	
Winterburn	Hectares	1	-	119	604	723	
	(Parcels)	(1)		(158)	(20)	(178)	
Yellowhead	Hectares	-	17	6	419	442	
(West)	(Parcels)		(14)	(3)	(15)	(32)	
TOTAL	Hectares	1	137	155	2,465	2,757	
	(Parcels)	(1)	(132)	(185)	(131)	(448)	

5-7 Industrial Land Redistricting

In 1989, 25 hectares of industrial land (vacant and built-on) were redistricted. This redistricting activity involved mainly single lots. The figures show changes from the industrial reserve category and the more traditional industrial uses to a focus on business uses permitted by the IB, DC5, or CB districts. In 1988, 25 hectares of industrial land were redistricted to other industrial districts and to non-industrial districts.

TABLE 5-7 INDUSTRIAL LAND REDISTRICTING (DEVELOPED AND VACANT) 1989

Plan Area	Land Use District Change From	To	Area (Hectares)
South	IB	PU	1.5
Southeast	IM	PU	1.6
	AGI	IB	5.3
	AGI	IM	0.5
Northwest	IM	IB	3.6
	AGI	IM	1.3
	CHY	IB	0.4
	AGI	DC5	7.7
Northeast	AGI	IM	0.1
Miscellaneous	IM	DC5	0.4
	IH	CB1	1.2
	MA	IB	1.2
Annexed Area	AG	IB	0.4
TOTAL			25.2

5-8 Industrial Land Subdivision Activity

During 1989, 144 hectares of industrial land (vacant and built-on) were subdivided. In 1988, 114 hectares of industrial land (vacant and built-on) were subdivided.

6. CITY-OWNED VACANT INDUSTRIAL LAND

6-1 City-Owned Industrial Land

At the end of 1989, the City of Edmonton owned 374 hectares of vacant industrial land. Of this total, IB land is 29%, IM land is 31%, IH land is 6% and AGI land is 34%. Approximately 256 hectares are fully serviced.

Figure 6-1 Supply of Vacant Industrial Land

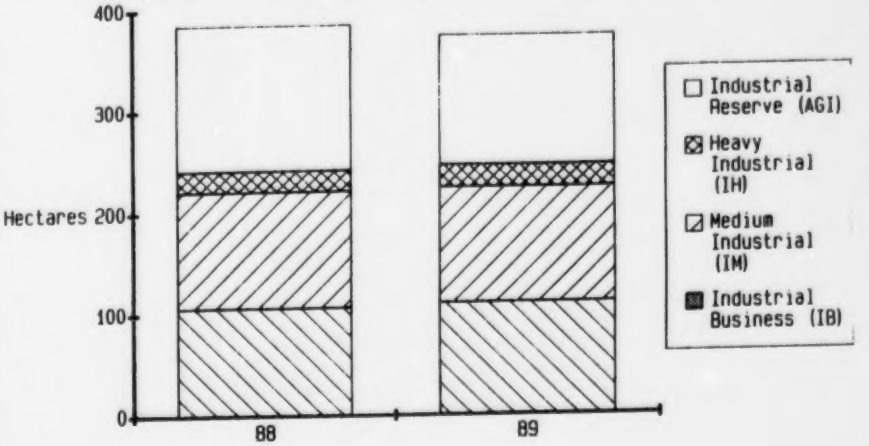


TABLE 6-1

SUPPLY OF CITY-OWNED VACANT INDUSTRIAL LAND IN THE CITY OF EDMONTON, 1988, 1989
(Hectares)

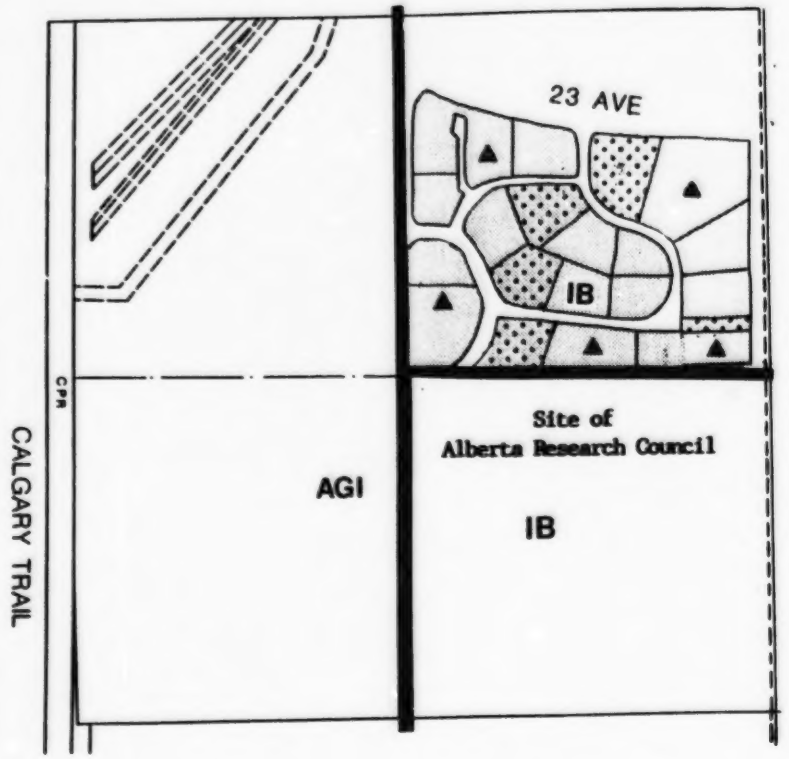
INDUSTRIAL PLAN AREAS		1988 IB	1988 IM	1988 IH	1988 AGI	1988 TOTAL	1989 IB	1989 IM	1989 IH	1989 AGI	1989 TOTAL
South	Hectares	32	17	-	1	50	40	31	-	1	72
	(Parcels)	(36)	(20)		(3)	(59)	(47)	(43)		(3)	(93)
Southeast	Hectares	36	42	5	81	164	35	30	6	64	135
	(Parcels)	(60)	(63)	(9)	(5)	(137)	(60)	(62)	(9)	(5)	(136)
Northwest	Hectares	21	21	5	47	94	17	24	5	47	93
	(Parcels)	(29)	(29)	(13)	(5)	(76)	(29)	(37)	(13)	(5)	(84)
Northeast	Hectares	12	9	11	14	46	12	9	11	14	46
	(Parcels)	(33)	(137)	(46)	(88)	(304)	(33)	(138)	(47)	(88)	(306)
Miscellaneous	Hectares	5	6	-	-	11	6	3	-	-	9
	(Parcels)	(10)	(58)			(68)	(11)	(59)			(70)
Annexed Area	Hectares	-	20	-	-	20	-	17	-	2	19
	(Parcels)		(34)			(34)		(28)		(1)	(29)
Total		106	115	21	143	385	110	114	22	128	374
		(168)	(341)	(68)	(101)	(678)	(180)	(367)	(69)	(102)	(718)

MAP 2-1

SOUTH INDUSTRIAL OUTLINE PLAN AREA

MAP 2-2

EDMONTON RESEARCH AND DEVELOPMENT PARK



Full Servicing (Access to sanitary and storm sewers, water, and roads)

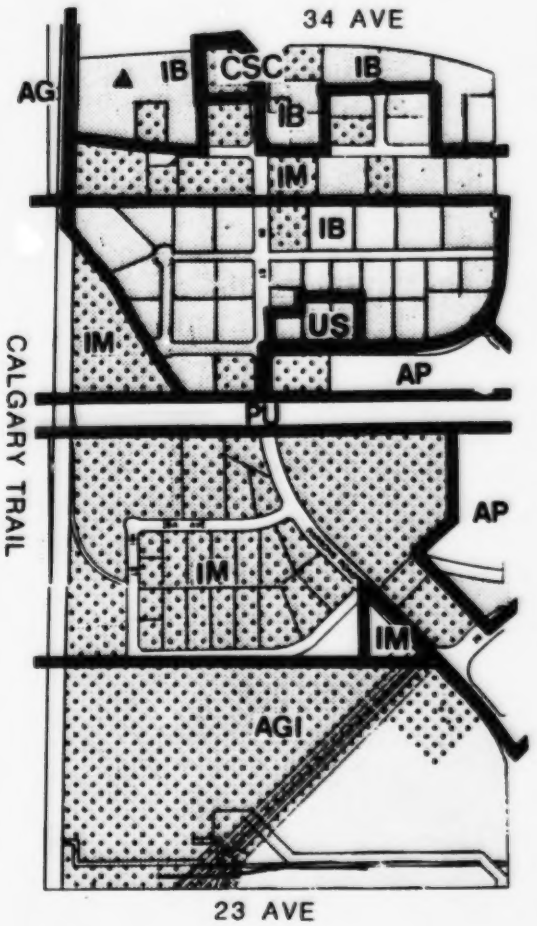
Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

▲ City Owned Industrial Land

MAP 2-3

PARSONS (WEST)

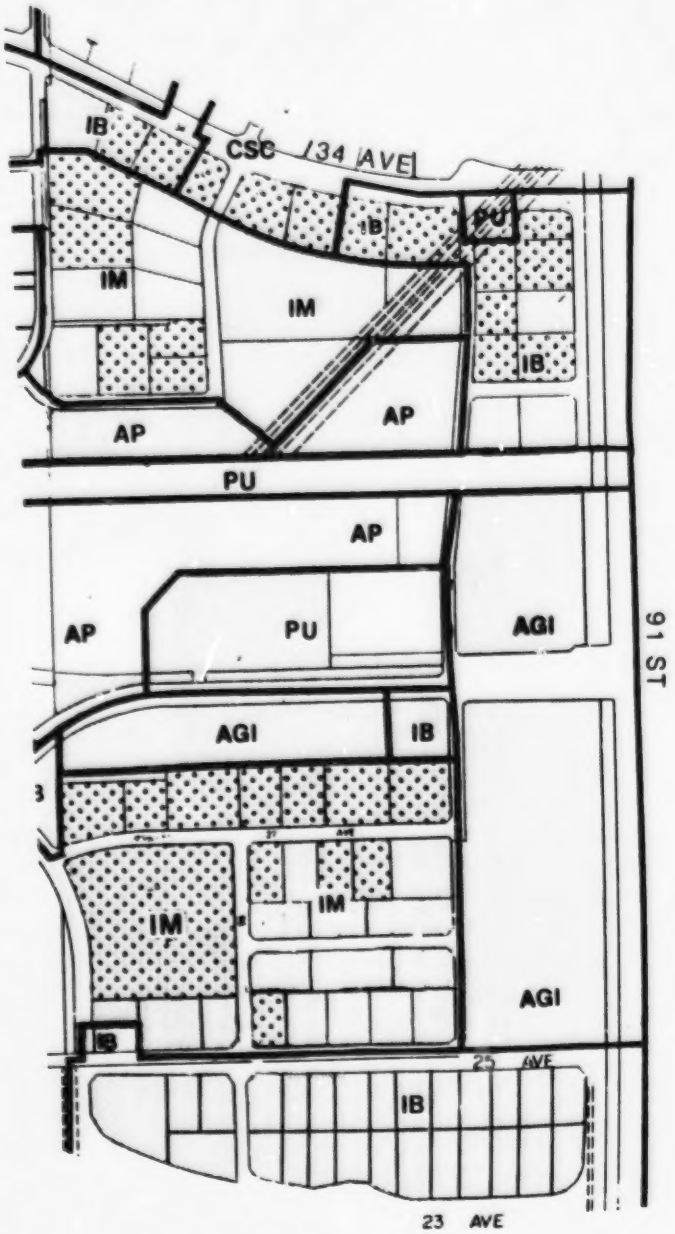


Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

▲ City Owned Industrial Land



MAP 2-4

PARSONS (EAST)

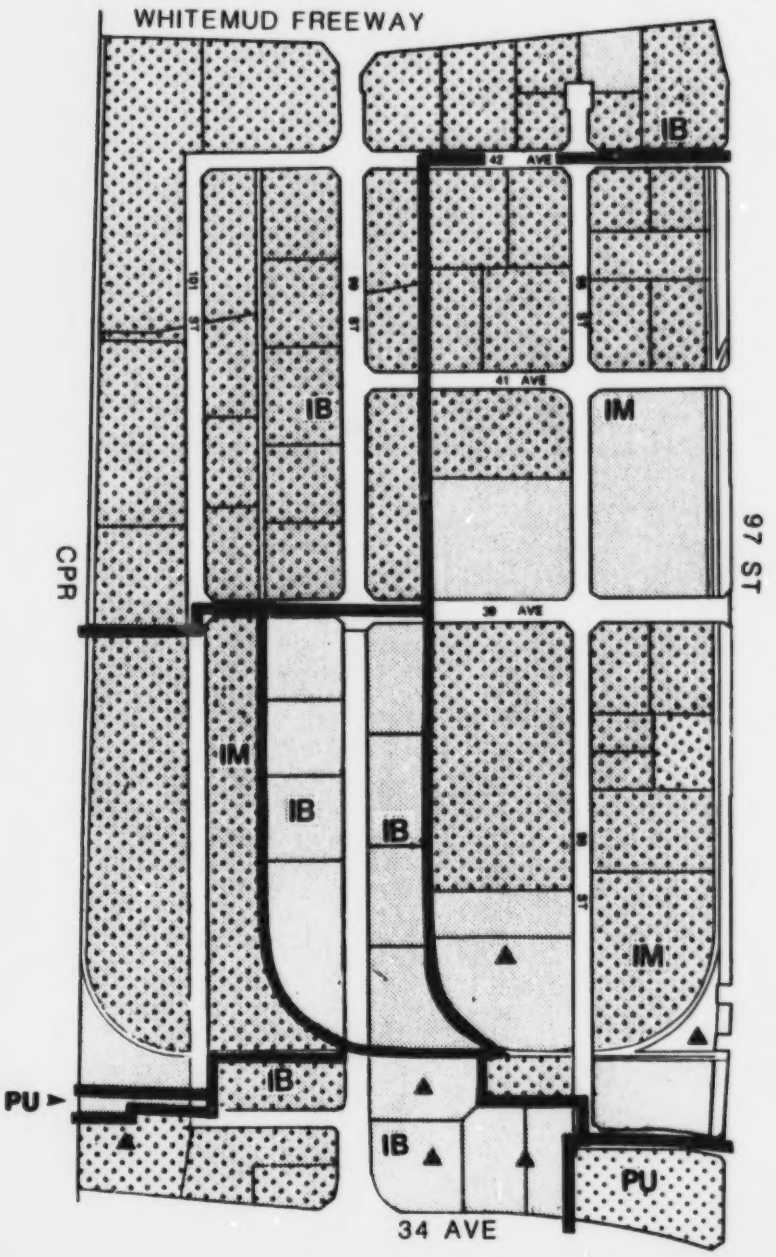
Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

MAP 2-5

STRATHCONA (WEST)

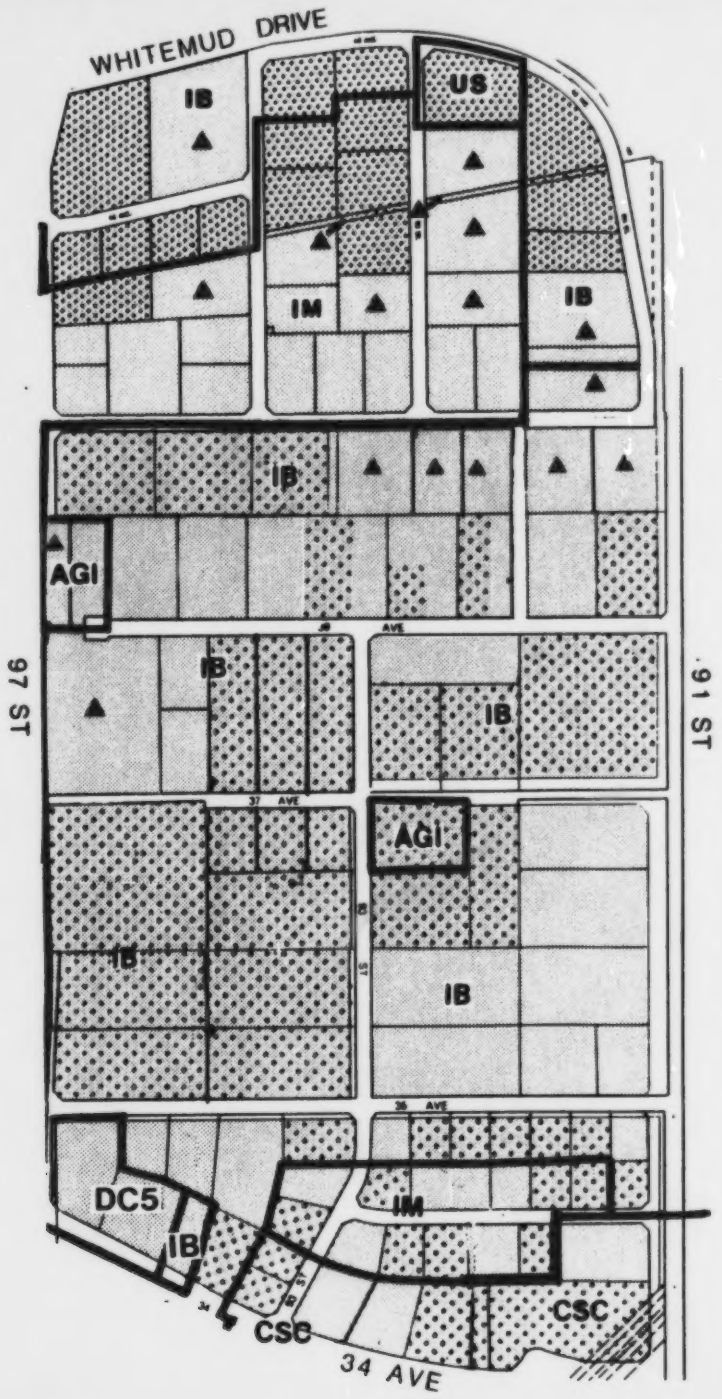


Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

▲ City Owned Industrial Land



MAP 2-6

STRATHCONA (EAST)

Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

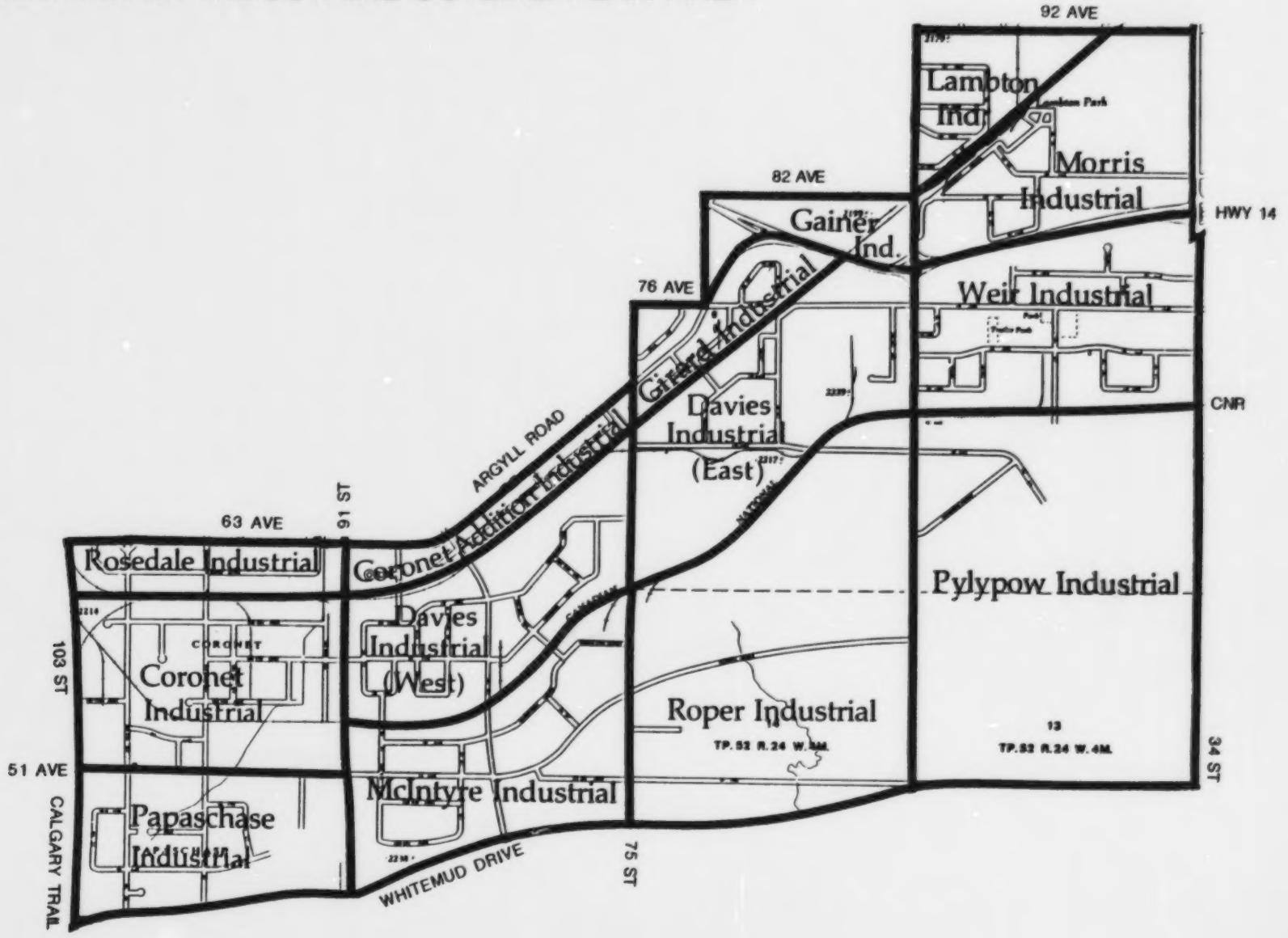
Developed (built upon) Parcels

▲ City Owned Industrial Land

△ Partial City Ownership

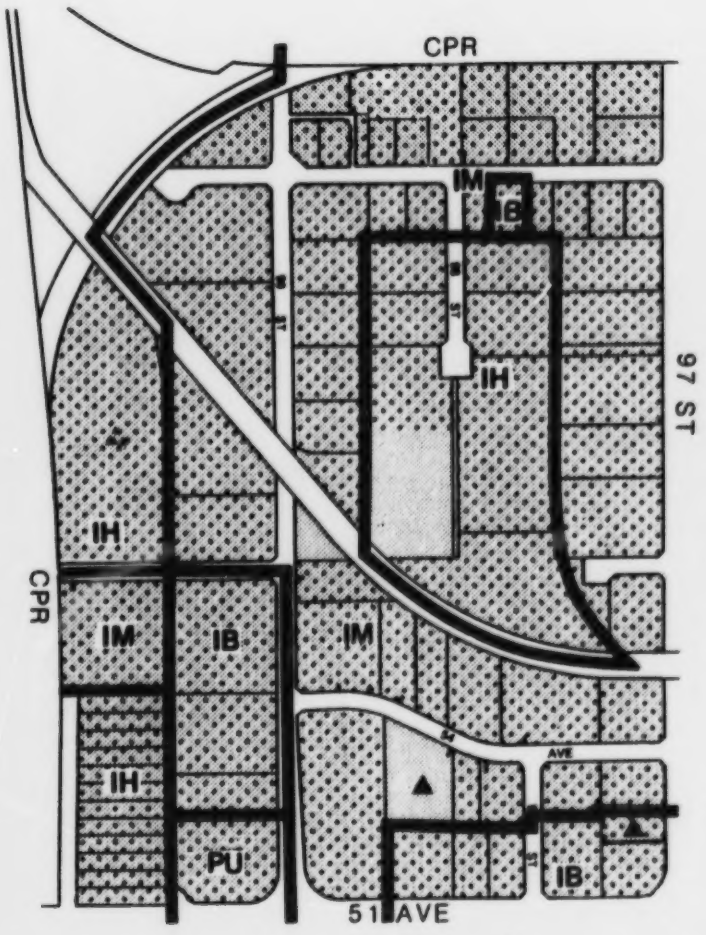
MAP 3-1

SOUTHEAST INDUSTRIAL OUTLINE PLAN AREA



MAP 3-2

CORONET (WEST)



Full Servicing (Access to sanitary and storm sewers, water, and roads)

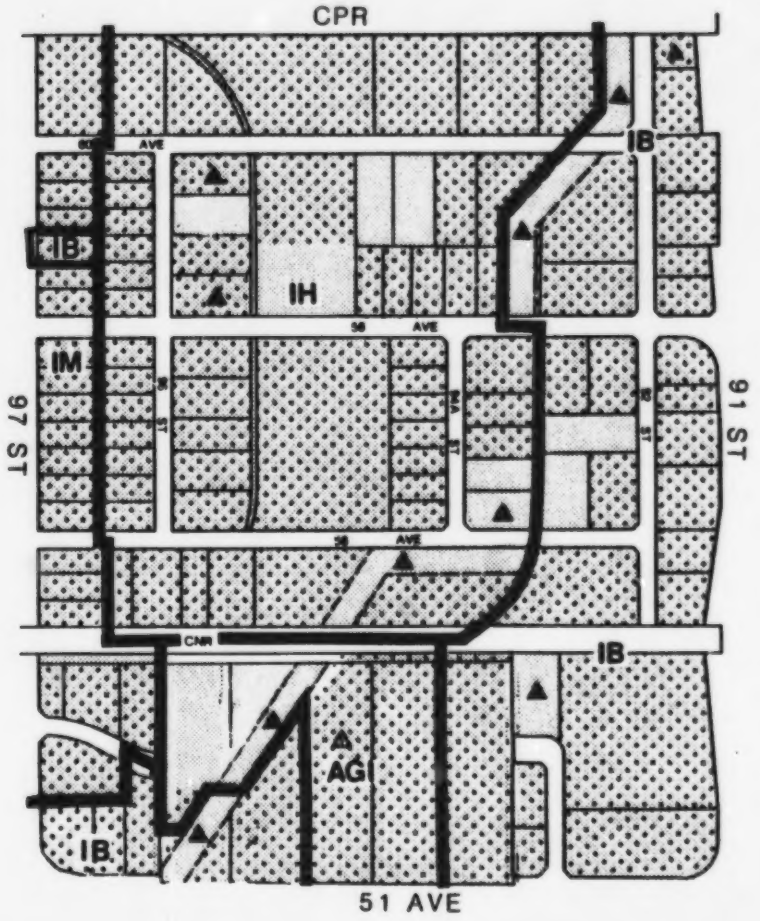
Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

▲ City Owned Industrial Land

MAP 3-3

CORONET (EAST)



Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

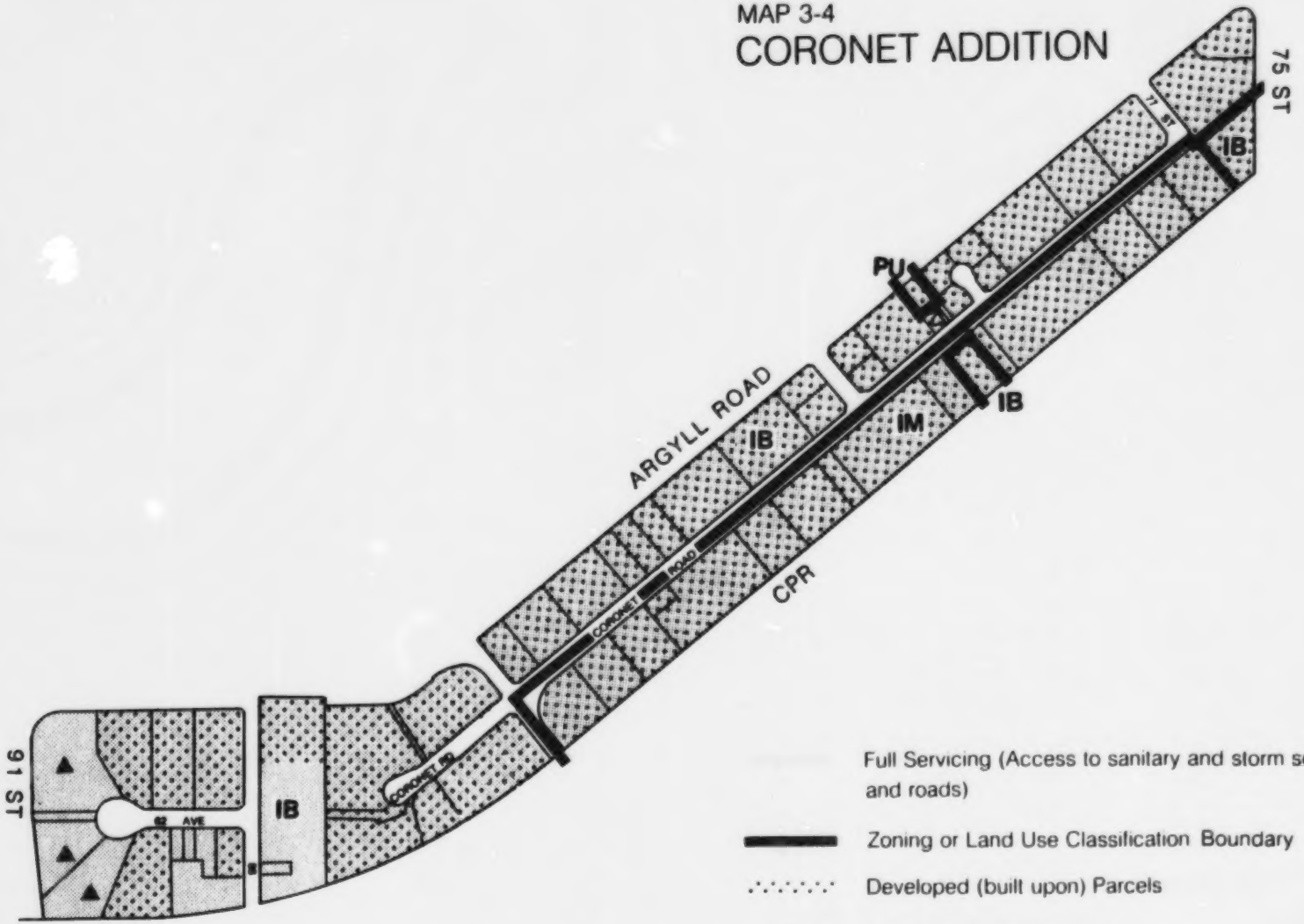
Developed (built upon) Parcels

▲ City Owned Industrial Land

△ Partial City Ownership

MAP 3-4

CORONET ADDITION



Full Servicing (Access to sanitary and storm sewers, water and roads)

Zoning or Land Use Classification Boundary

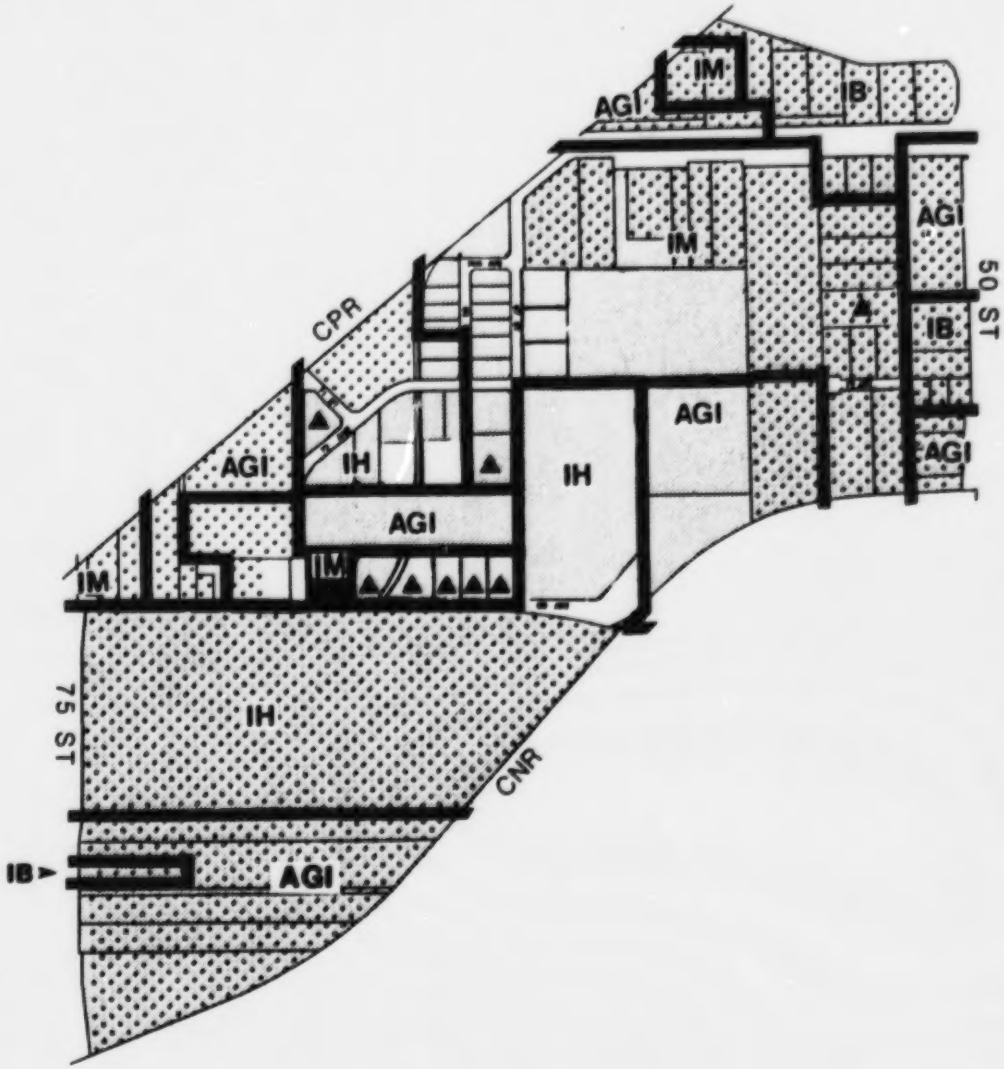
Developed (built upon) Parcels

▲ City Owned Industrial Land

△ Partial City Ownership

MAP 3-5

DAVIES (EAST)



Full Servicing (Access to sanitary and storm sewers, water and roads)

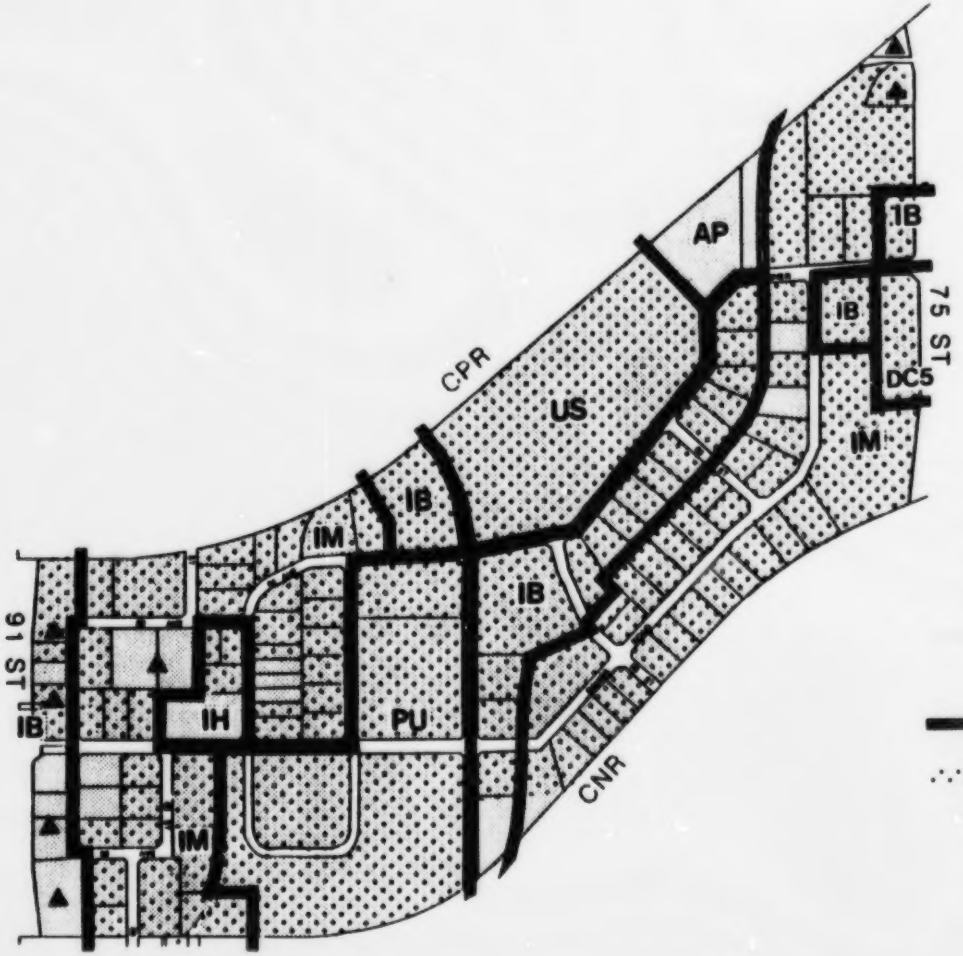
Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

▲ City Owned Industrial Land

MAP 3-6

DAVIES (WEST)



Full Servicing (Access to sanitary and storm sewers, water, and roads)

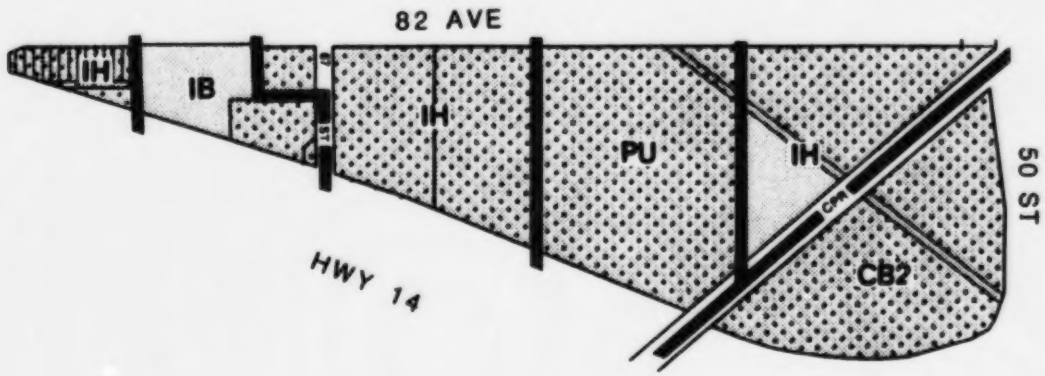
Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

▲ City Owned Industrial Land

MAP 3-7

GAINER



Full Servicing (Access to sanitary and storm sewers, water, and roads)

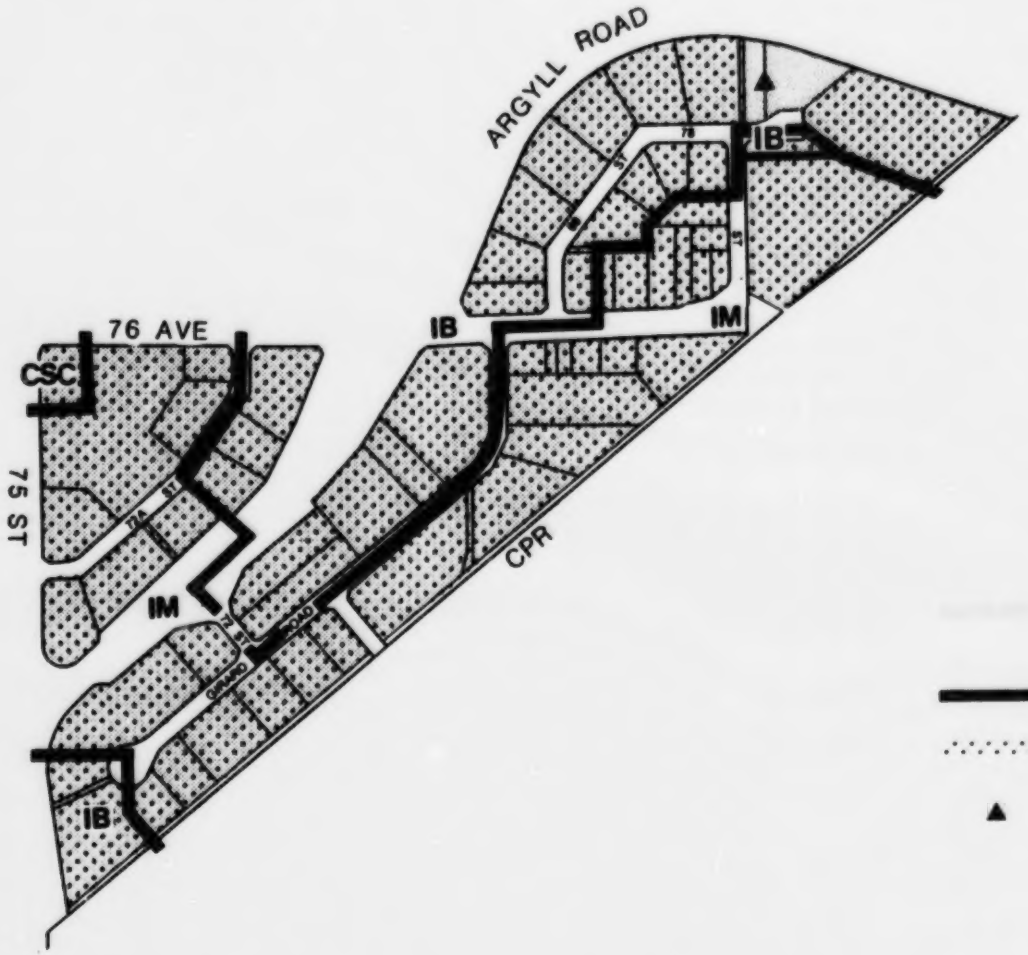
Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

Replot Areas – Tentative and Approved

MAP 3-8

GIRARD



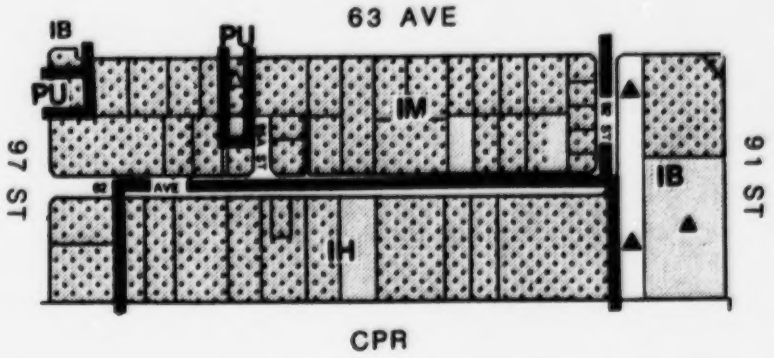
Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

▲ City Owned Industrial Land

MAP 3-9
HAZELDEAN



Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

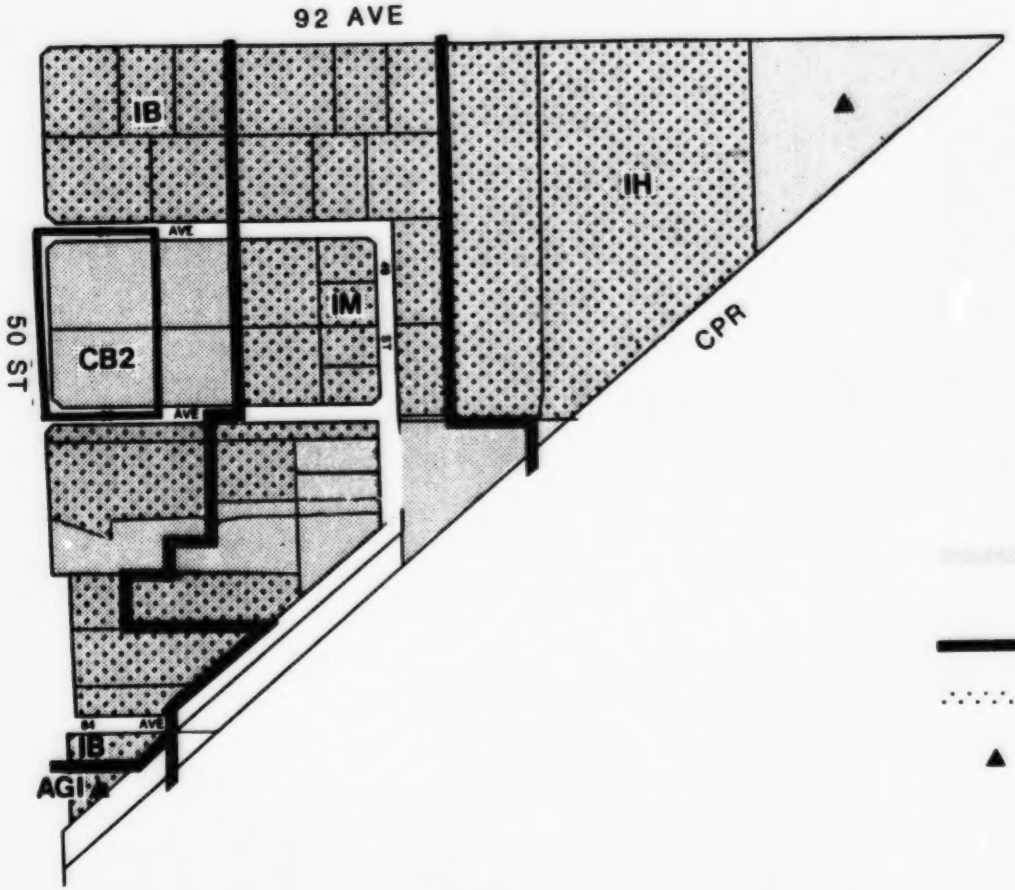
Developed (built upon) Parcels

▲ City Owned Industrial Land

△ Partial City Ownership

MAP 3-10

LAMBTON PARK



Full Servicing (Access to sanitary and storm sewers, water, and roads)

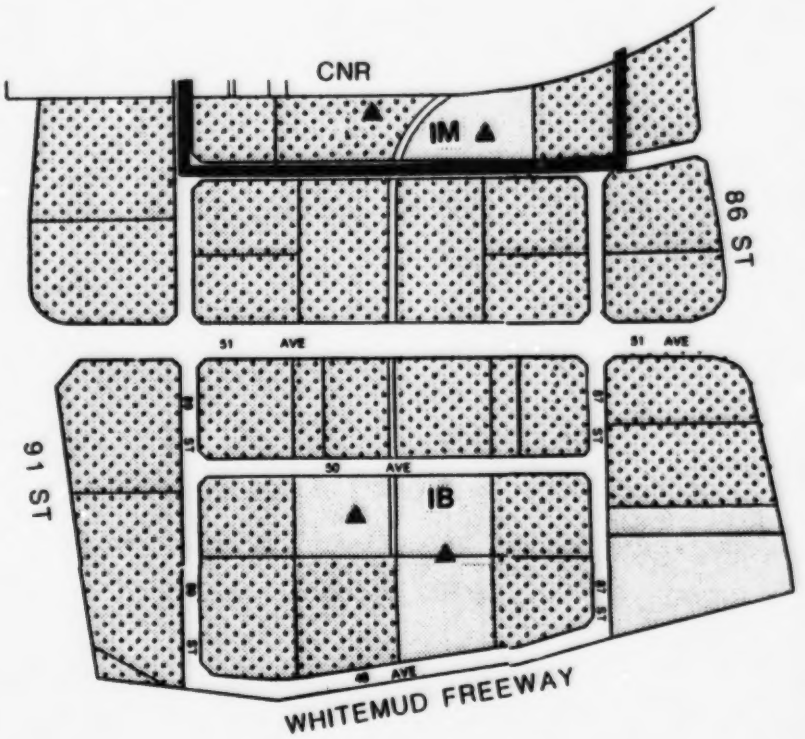
Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

▲ City Owned Industrial Land

MAP 3-11

McINTYRE (WEST)



Full Servicing (Access to sanitary and storm sewers, water, and roads)

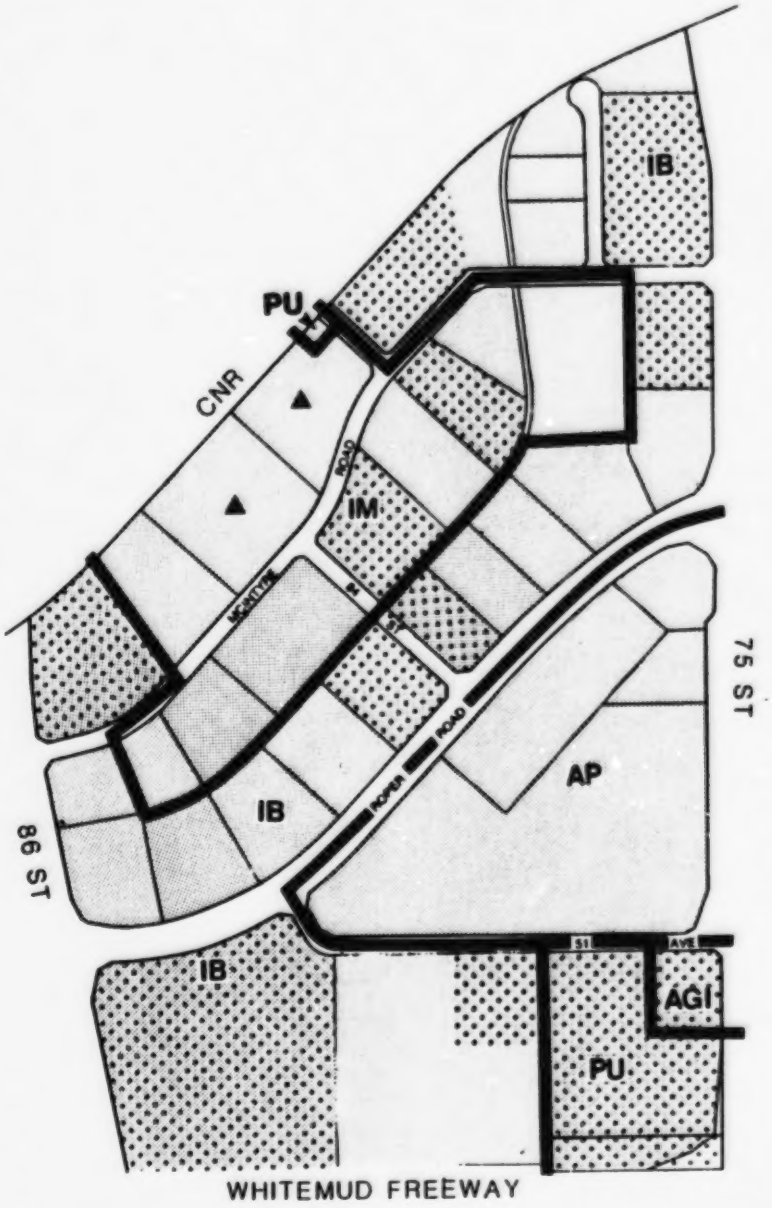
Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

▲ City Owned Industrial Land

MAP 3-12

McINTYRE (EAST)



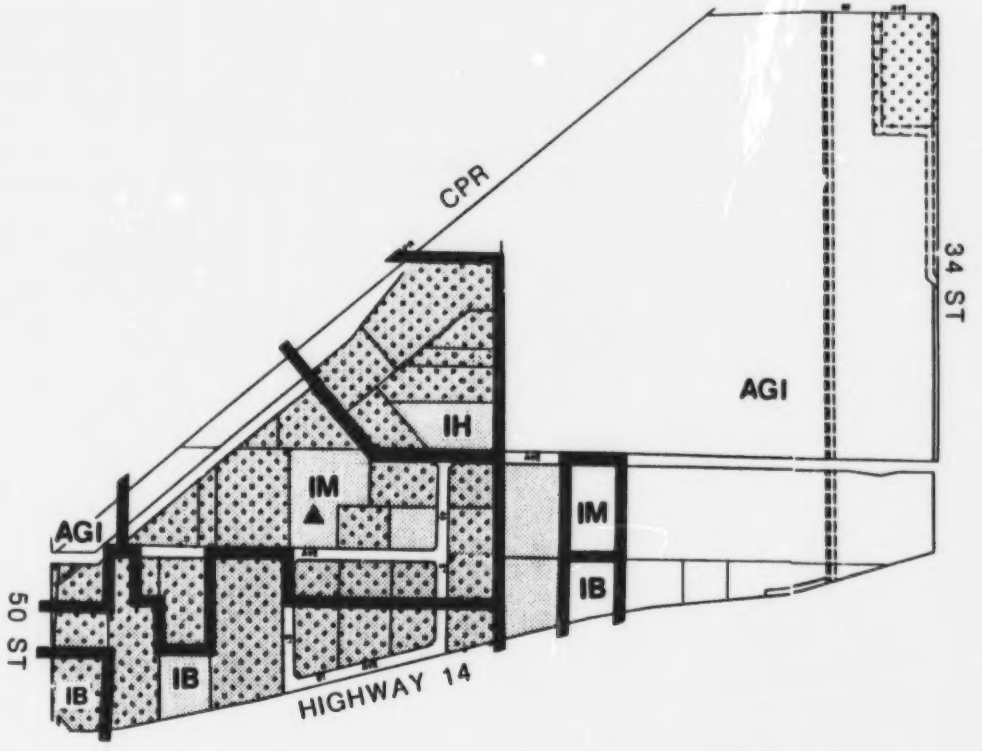
Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

▲ City Owned Industrial Land

MAP 3-13
MORRIS



Full Servicing (Access to sanitary and storm sewers, water, and roads)

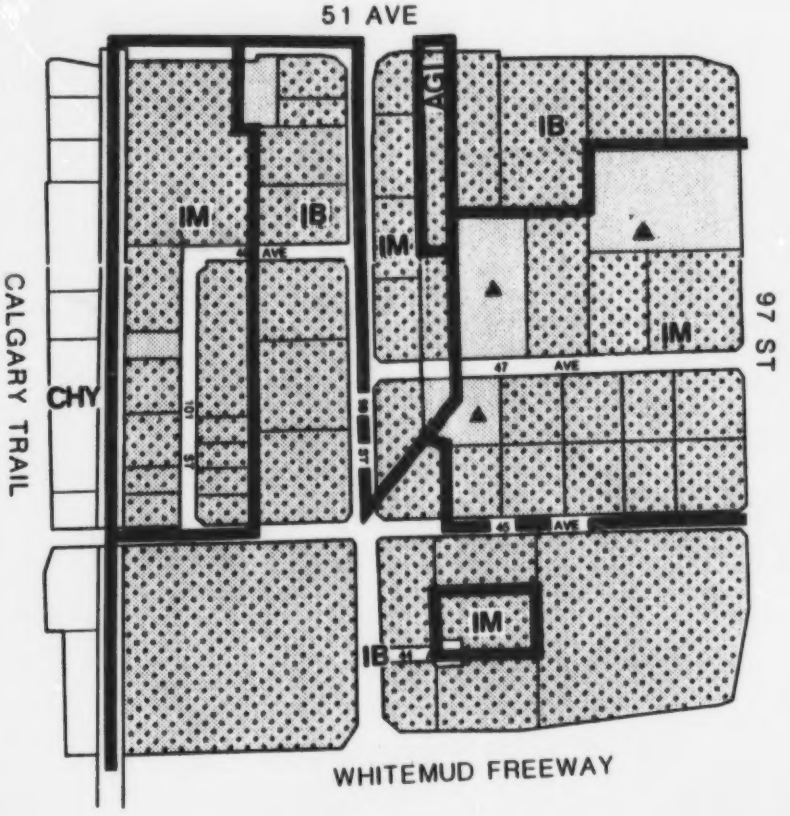
Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

▲ City Owned Industrial Land

MAP 3-14

PAPACHASE (WEST)



Full Servicing (Access to sanitary and storm sewers, water, and roads)

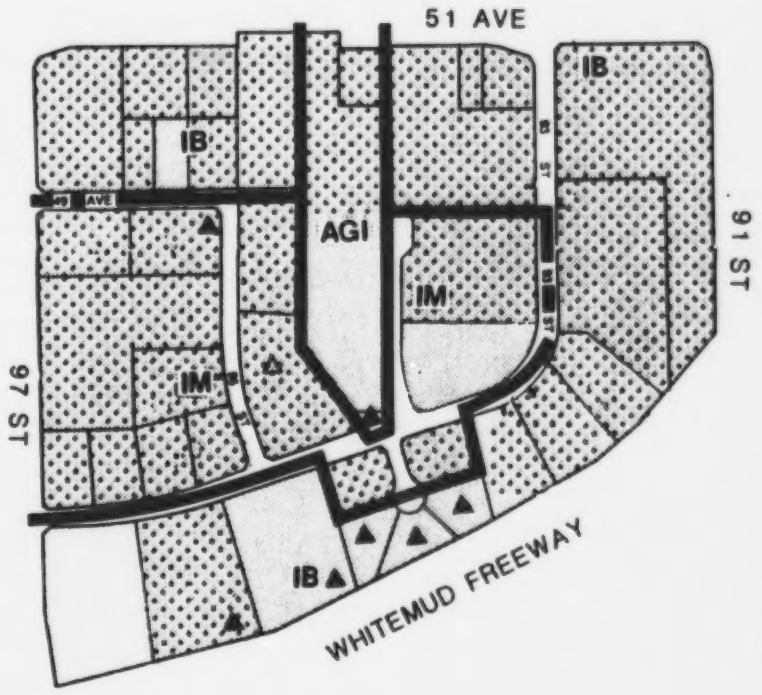
Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

▲ City Owned Industrial Land

MAP 3-15

PAPASCHASE (EAST)



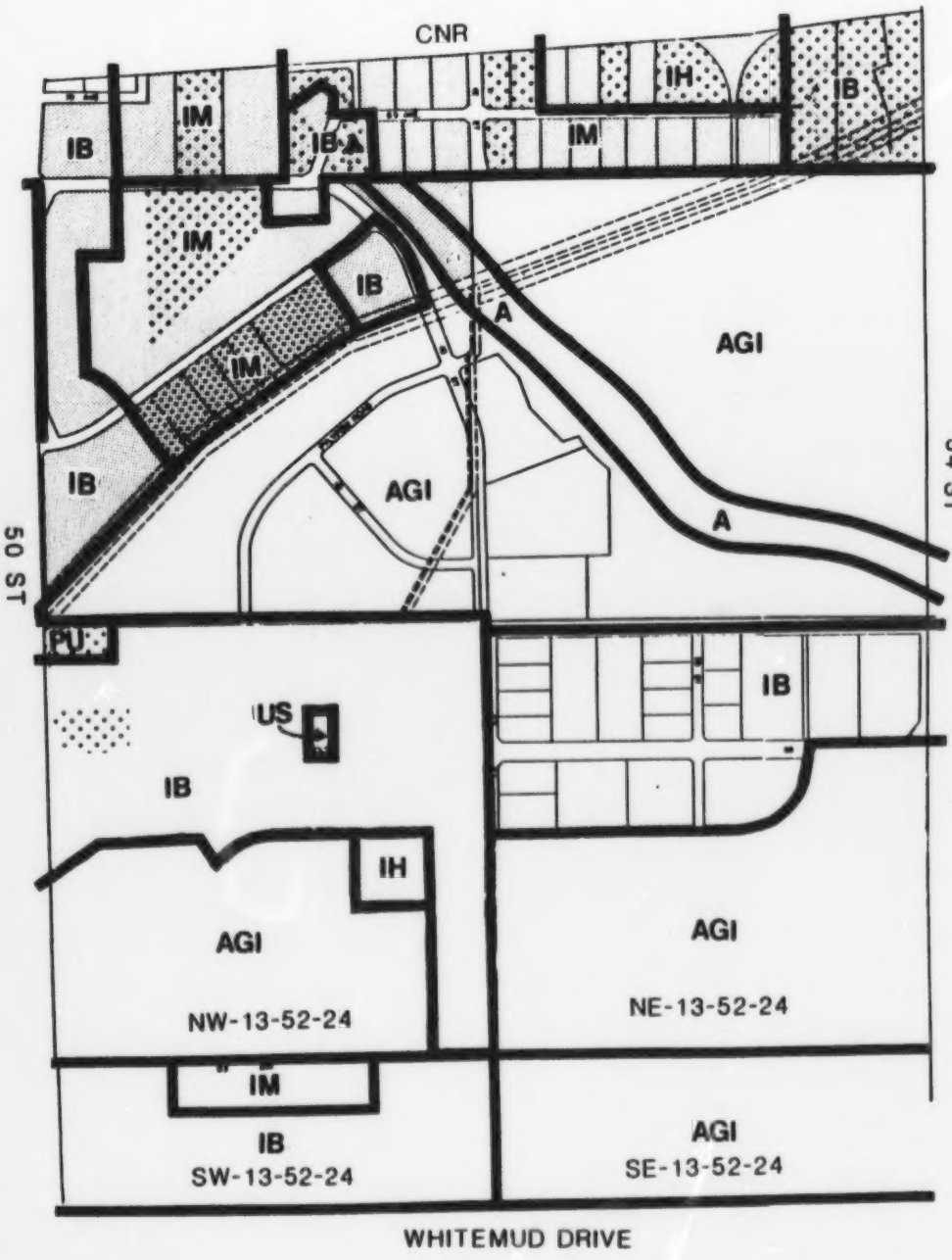
Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

▲ City Owned Industrial Land

△ Partial City Ownership



MAP 3-16

PYLYPOW

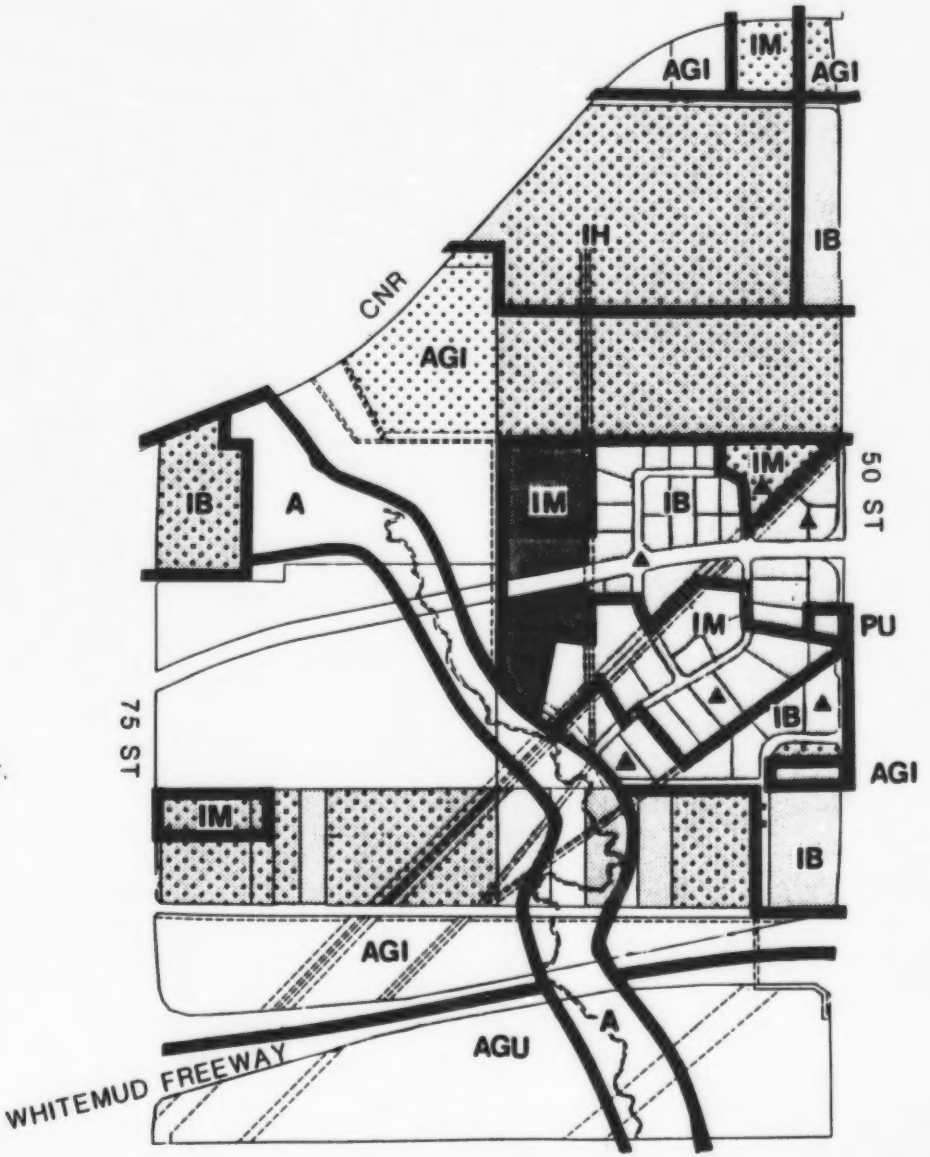
Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

▲ City Owned Industrial Land

MAP 3-17
ROPER



Full Servicing (Access to sanitary and storm sewers, water, and roads)

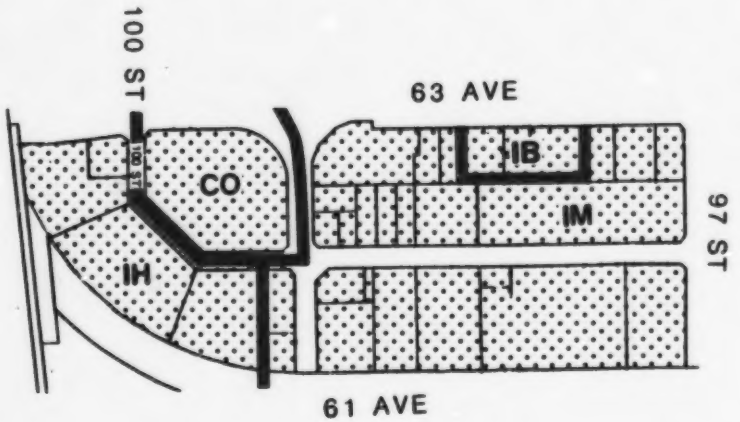
Partial Servicing (Access to one or more but not all of the above)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

▲ City Owned Industrial Land

MAP 3-18
ROSEDALE



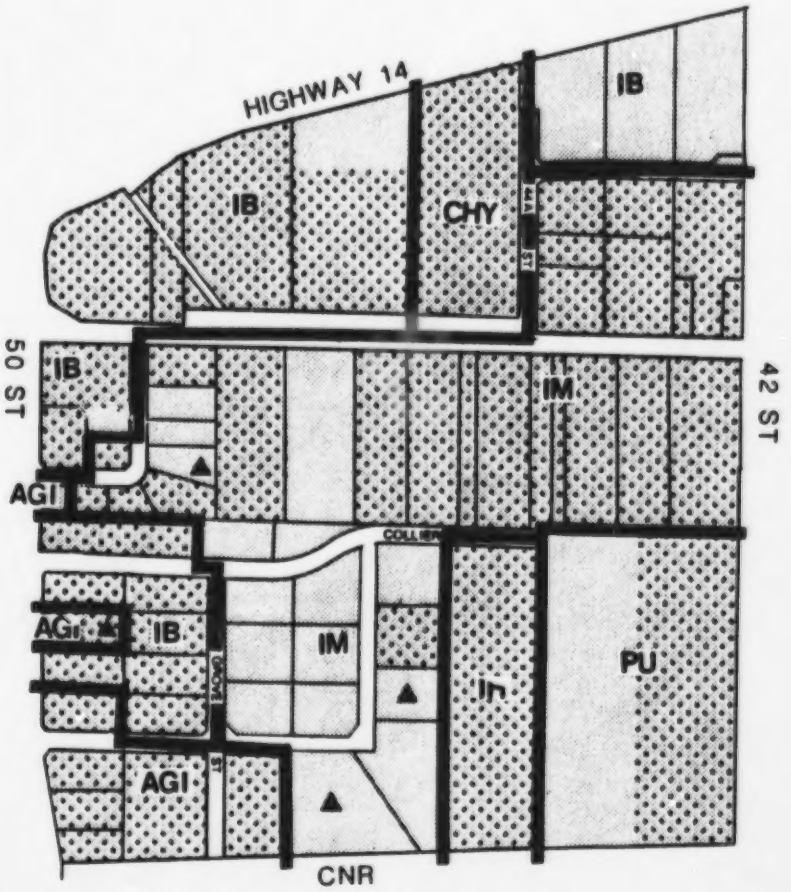
Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

MAP 3-19

WEIR (WEST)



Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

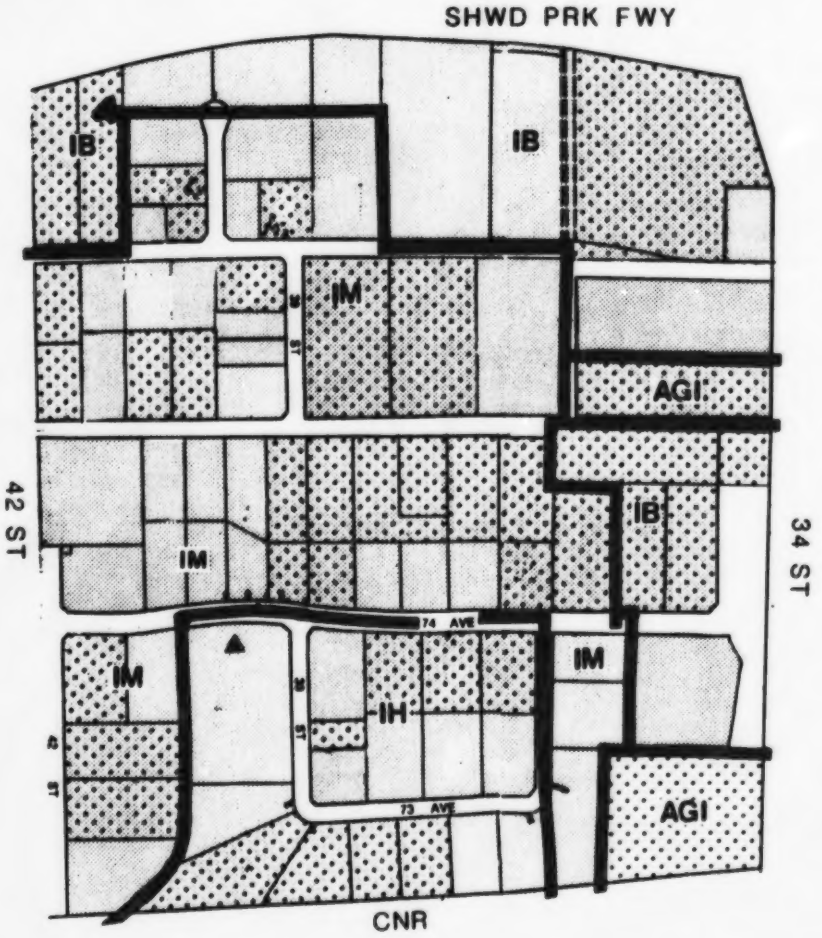
Developed (built upon) Parcels

▲ City Owned Industrial Land

△ Partial City Ownership

MAP 3-20

WEIR (EAST)



Full Servicing (Access to sanitary and storm sewers, water, and roads)

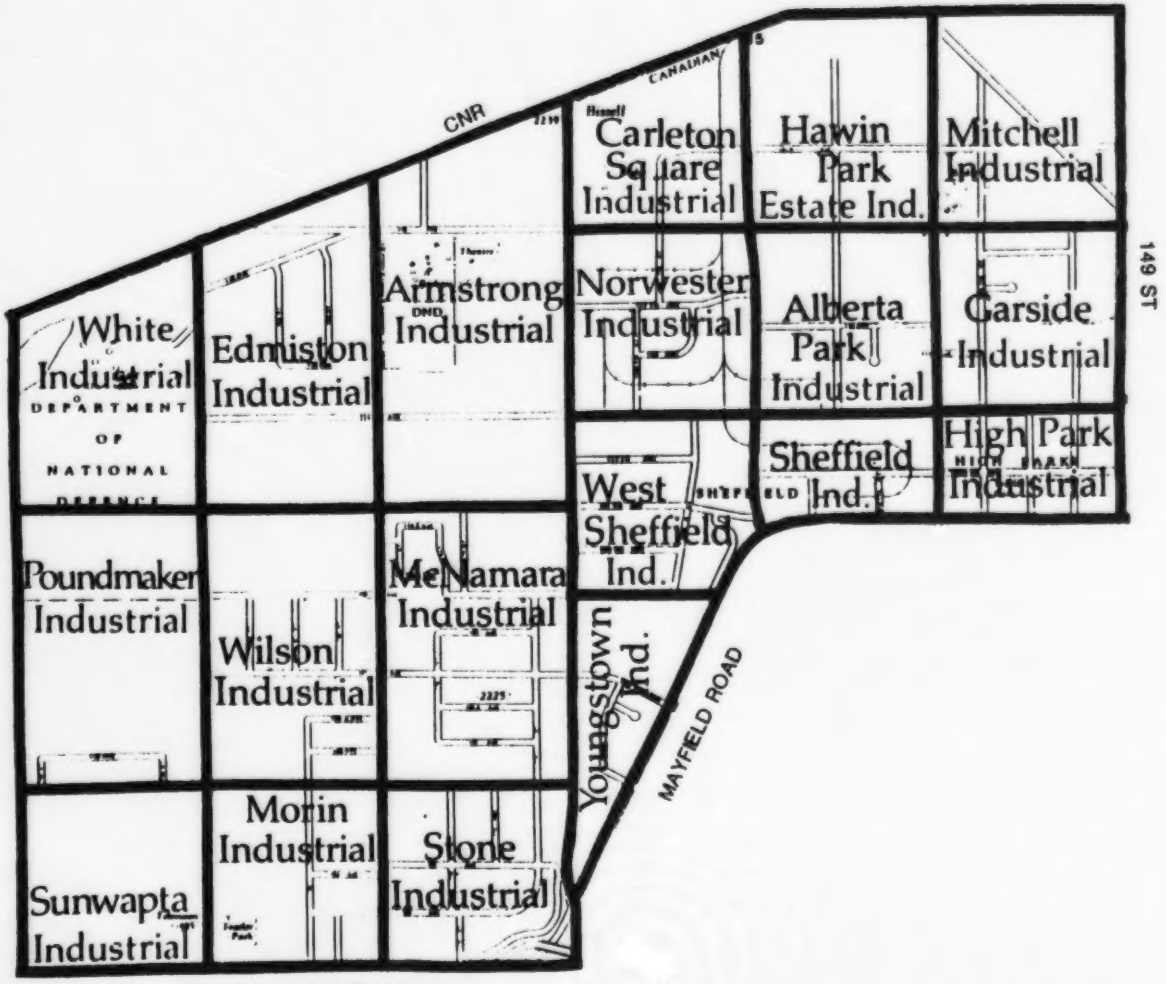
Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

▲ City Owned Industrial Land

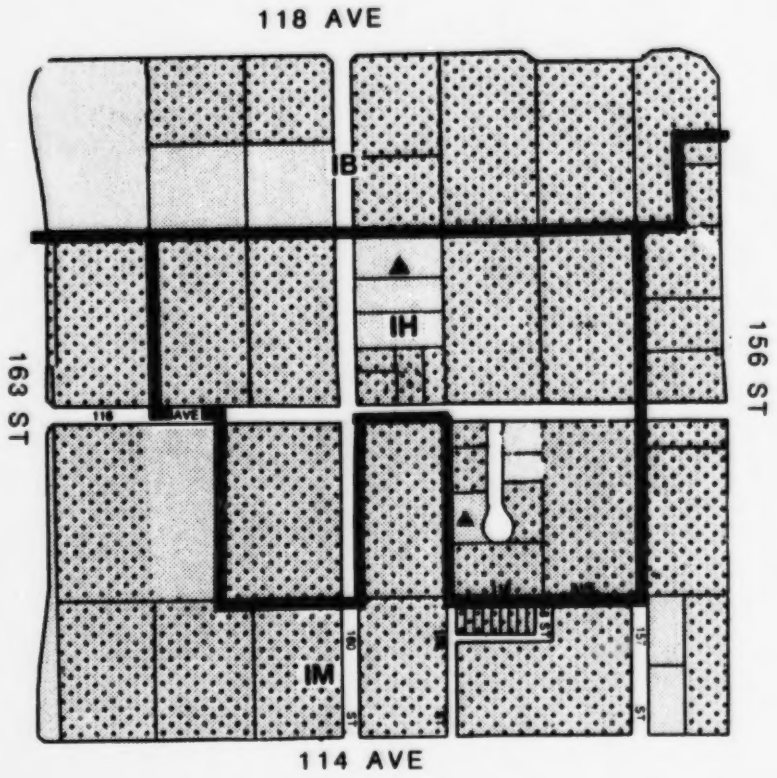
MAP 4-1

NORTHWEST INDUSTRIAL OUTLINE PLAN AREA



MAP 4-2

ALBERTA PARK



Full Servicing (Access to sanitary and storm sewers, water, and roads)

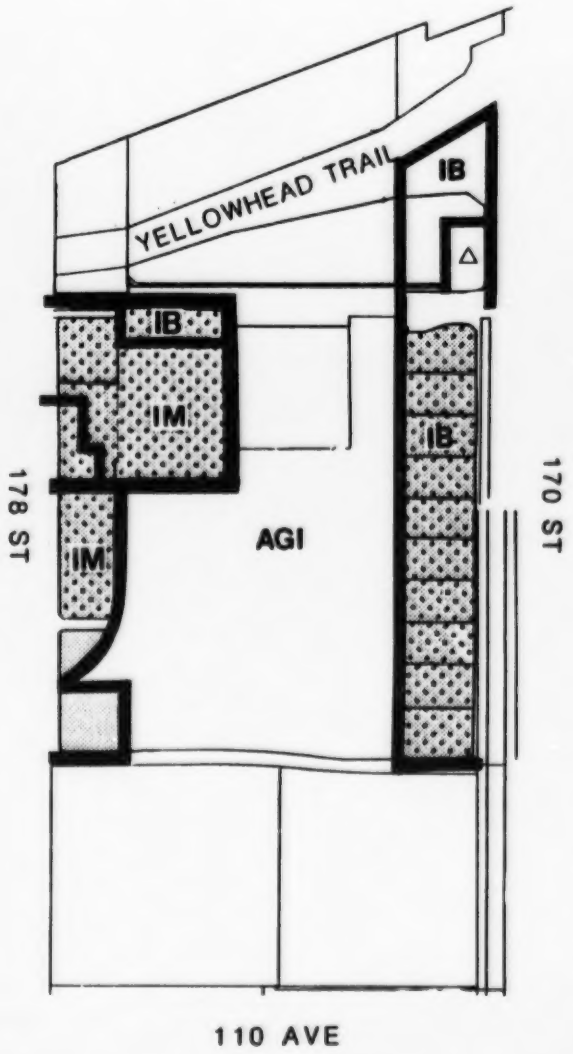
Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

▲ City Owned Industrial Land

MAP 4-3

ARMSTRONG



△ **Portion Owned by City**

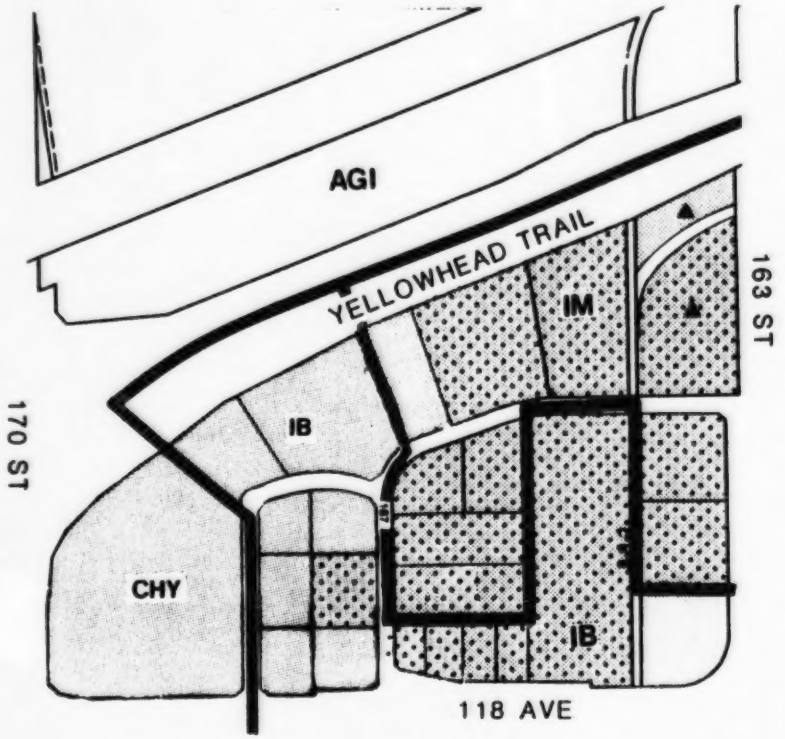
Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

MAP 4-4

CARLETON SQUARE



▲ City Owned

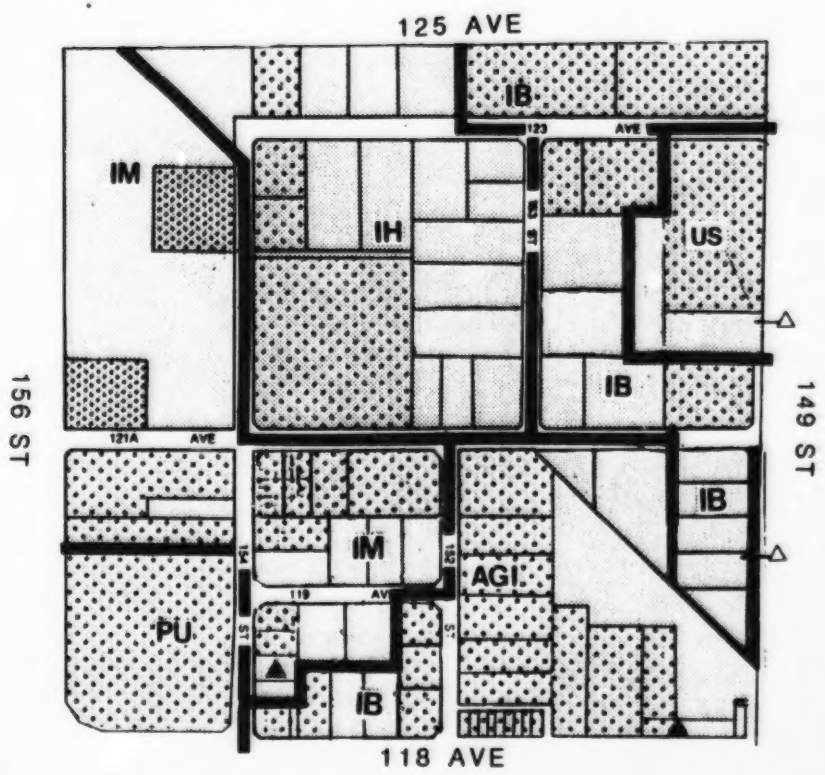
Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

MAP 4-5

MITCHELL



△ **Portion Owned by City**

Full Servicing (Access to sanitary and storm sewers, water, and roads)

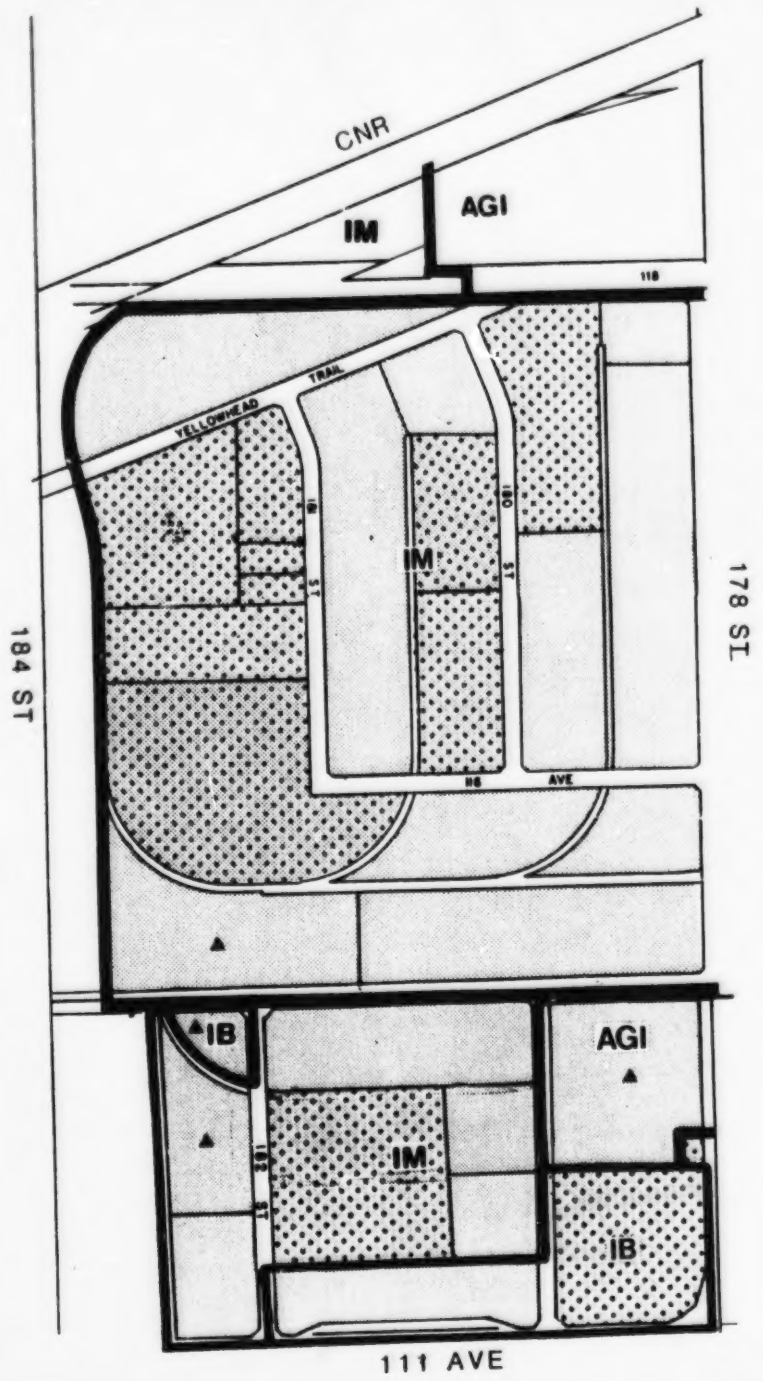
Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

▲ City Owned Industrial Land

MAP 4-6

EDMISTON



▲ **City Owned Industrial Land**

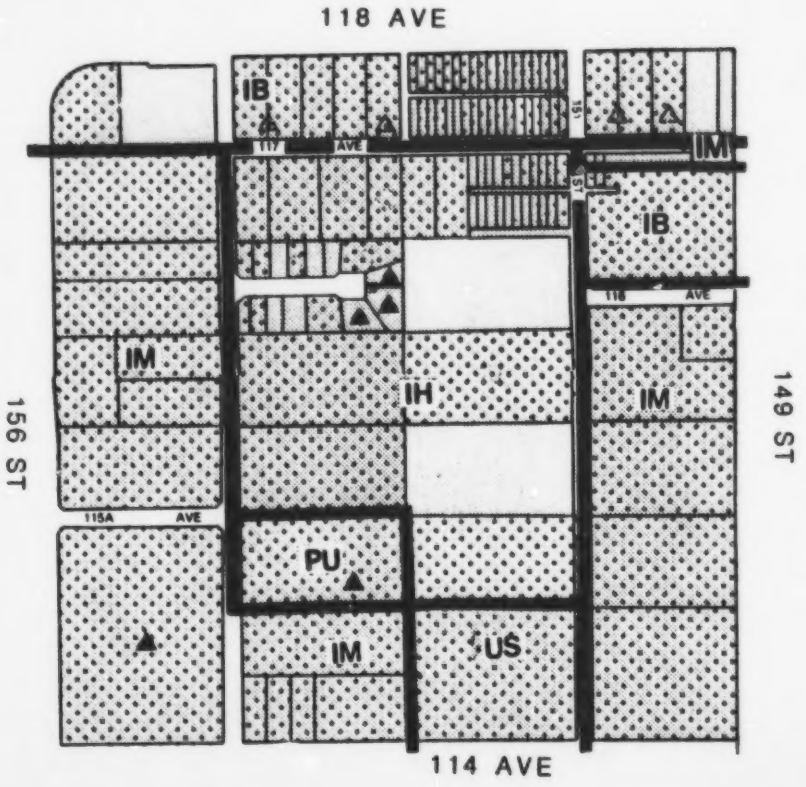
Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification **Boundary**

Developed (built upon) Parcels

MAP 4-7

GARSIDE (BREMNER)



Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

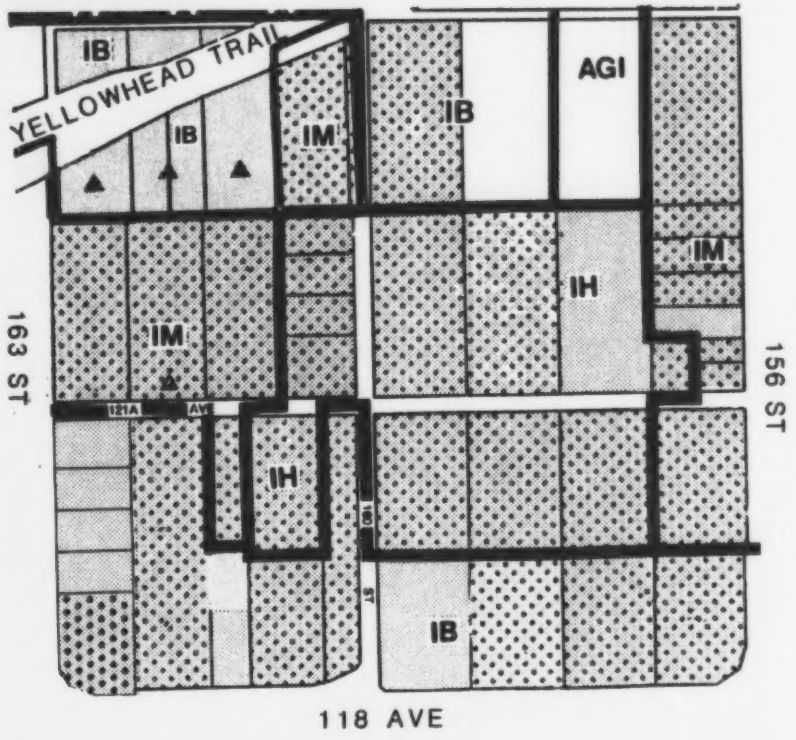
Developed (built upon) Parcels

▲ City Owned Industrial Land

△ Partial City Ownership

MAP 4-8

HAWIN PARK



△ **Partial City Ownership**

▲ **City Owned Industrial Land**

Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

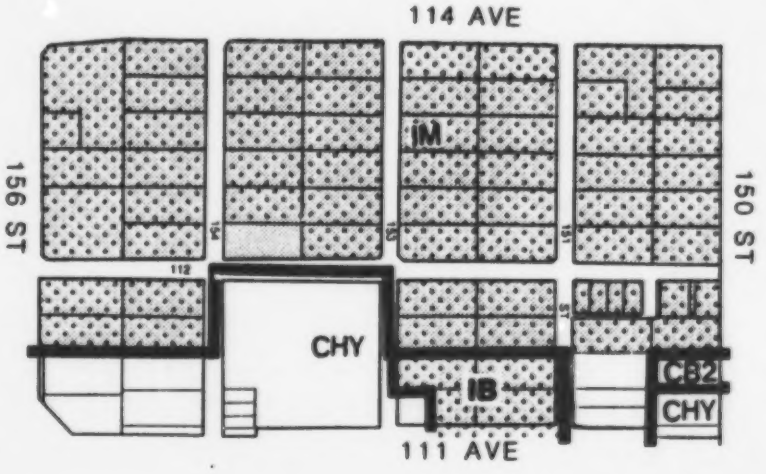
MAP 4-9

HIGH PARK

Full Servicing (Access to sanitary and storm sewers, water, and roads)

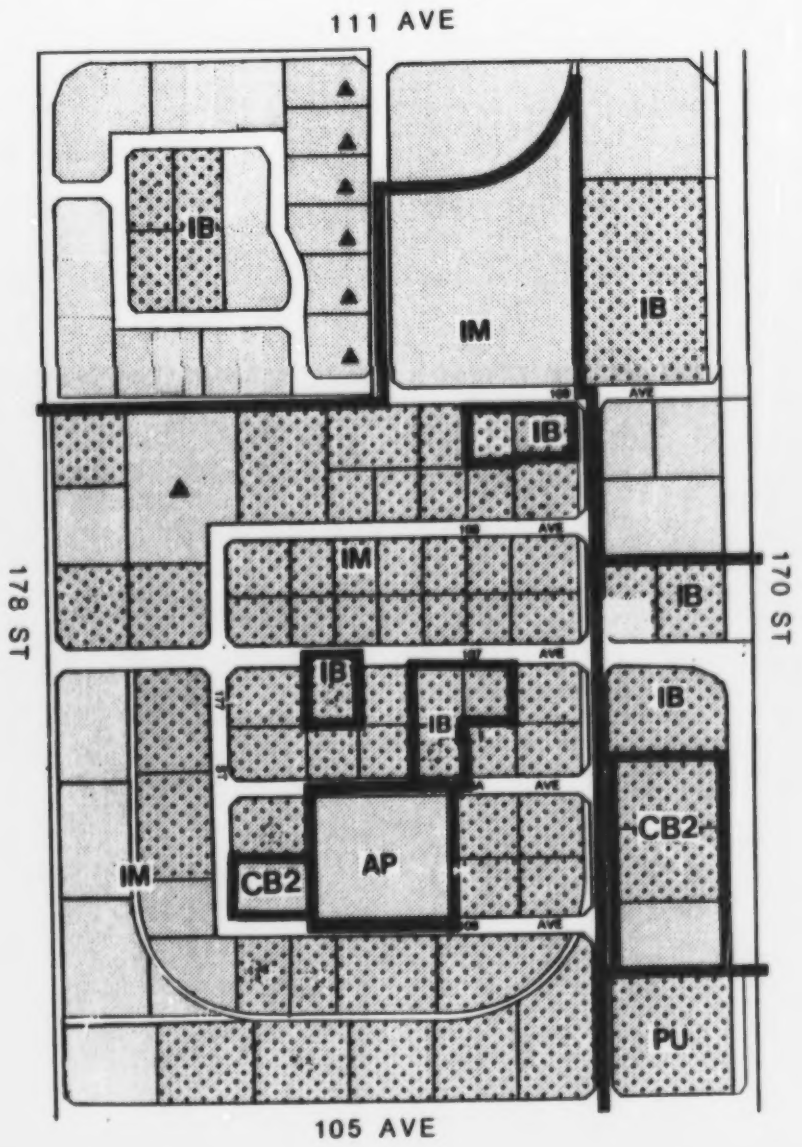
Zoning or Land Use Classification Boundary

Developed (built upon) Parcels



MAP 4-10

McNAMARA



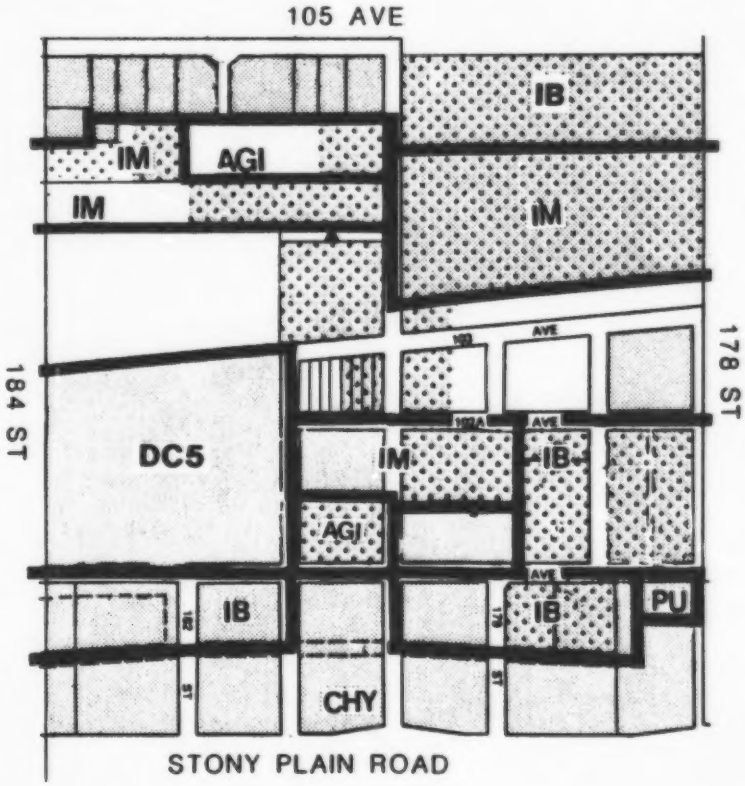
Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

▲ City Owned Industrial Land

MAP 4-11
MORIN



▲ City Owned Industrial Land

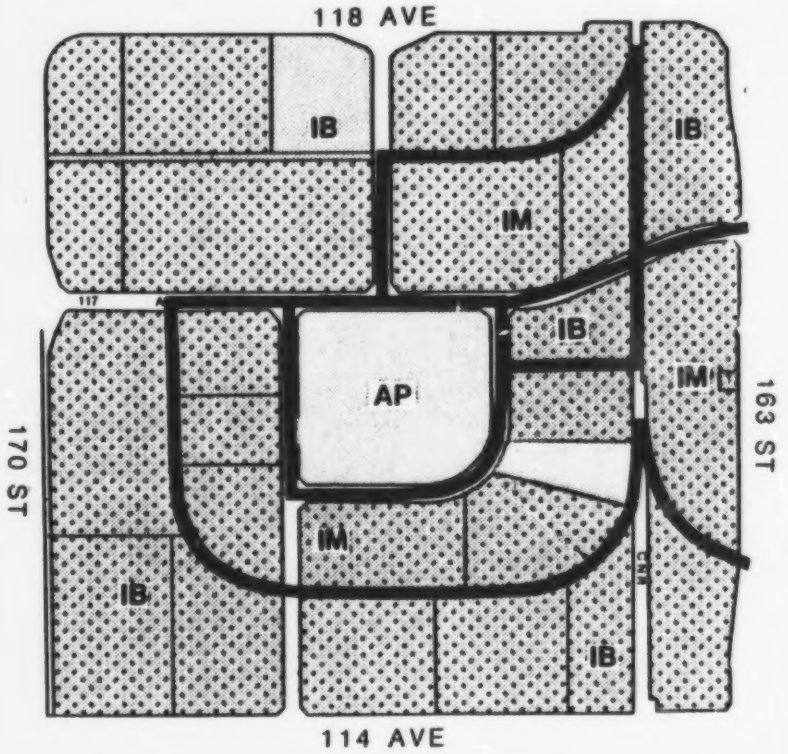
Full Servicing (Access to sanitary and storm sewers, water, and roads)

Partial Servicing (Access to one or more but not all of the above)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

MAP 4-12
NORWESTER

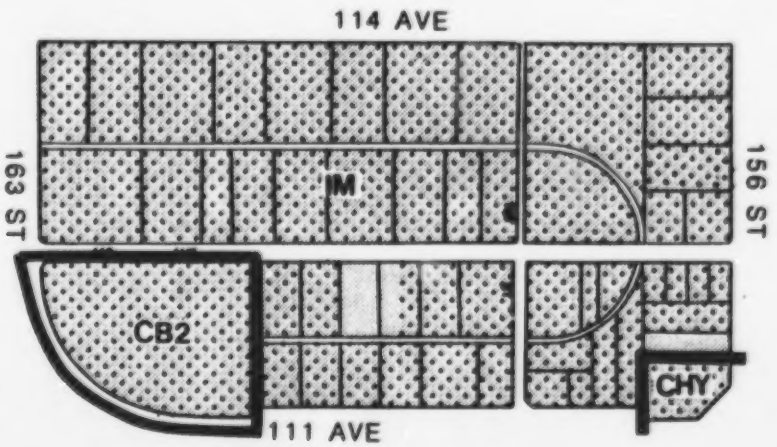


Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

MAP 4-13
SHEFFIELD

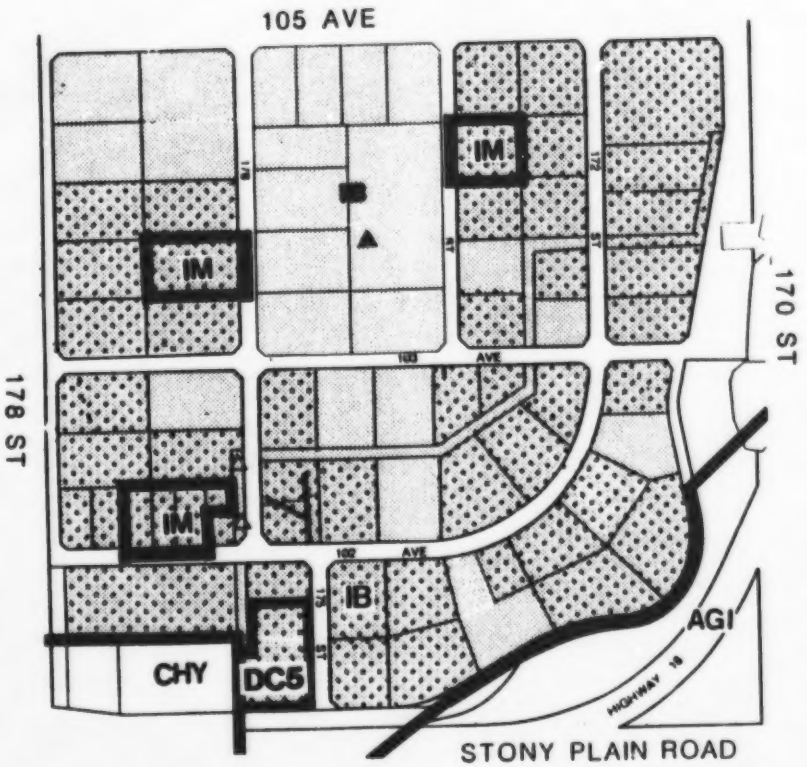


Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

MAP 4-14
STONE



△ **Partial City Ownership**

▲ **City Owned Industrial Land**

Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

MAP 4-15
SUNWAPTA

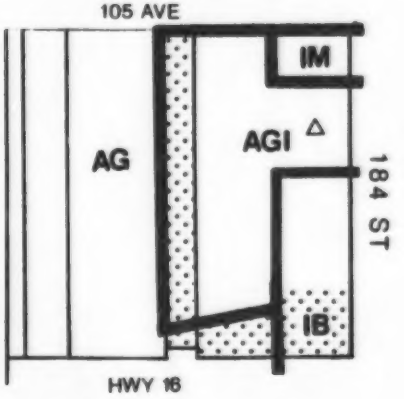
Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

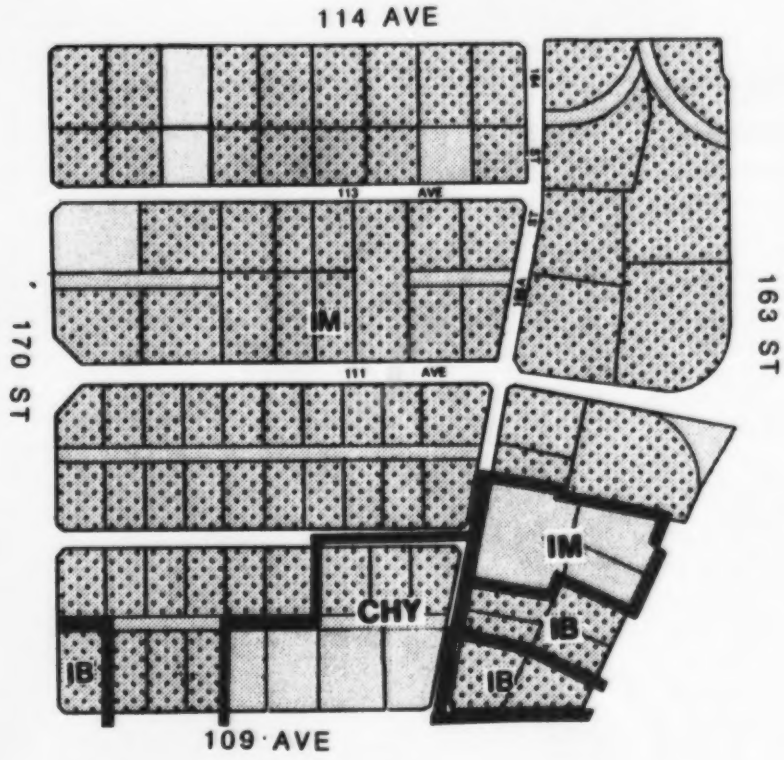
▲ City Owned Industrial Land

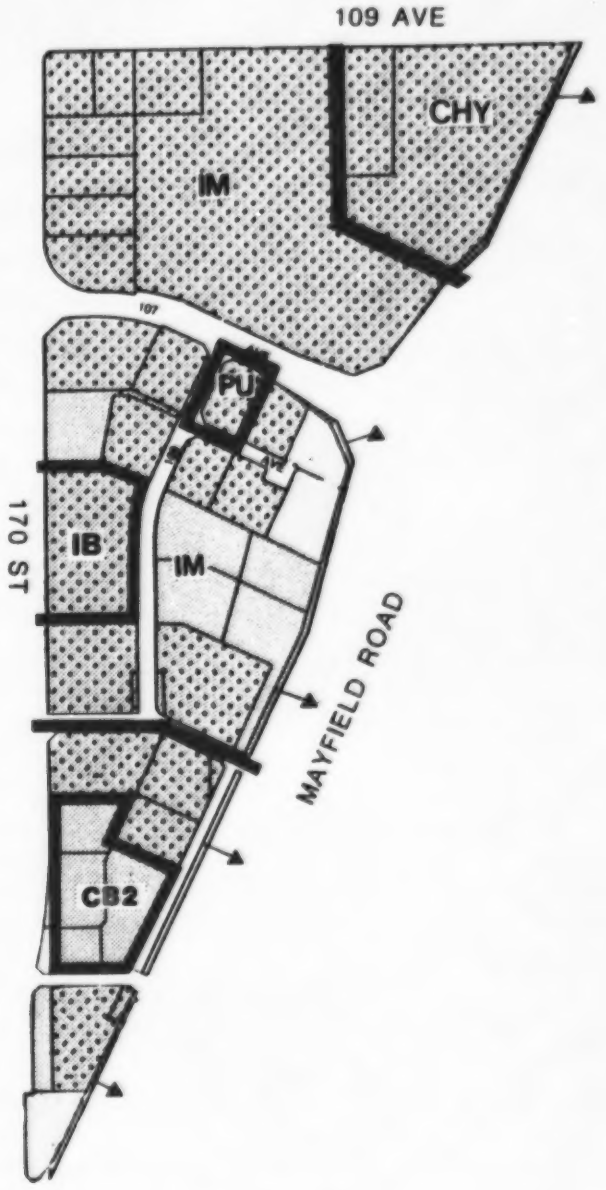
△ Partial City Ownership



MAP 4-16

YOUNGSTOWN





▲ City Owned Industrial Land

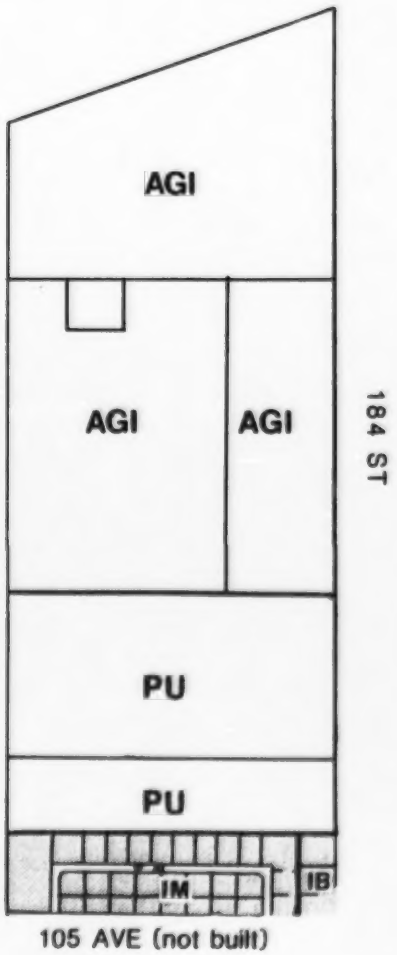
Full Servicing (Access to sanitary and storm sewers, water, and roads)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

MAP 4-17

WHITE INDUSTRIAL AND POUNDMAKER



Full Servicing (Access to sanitary and storm sewers, water, and roads)

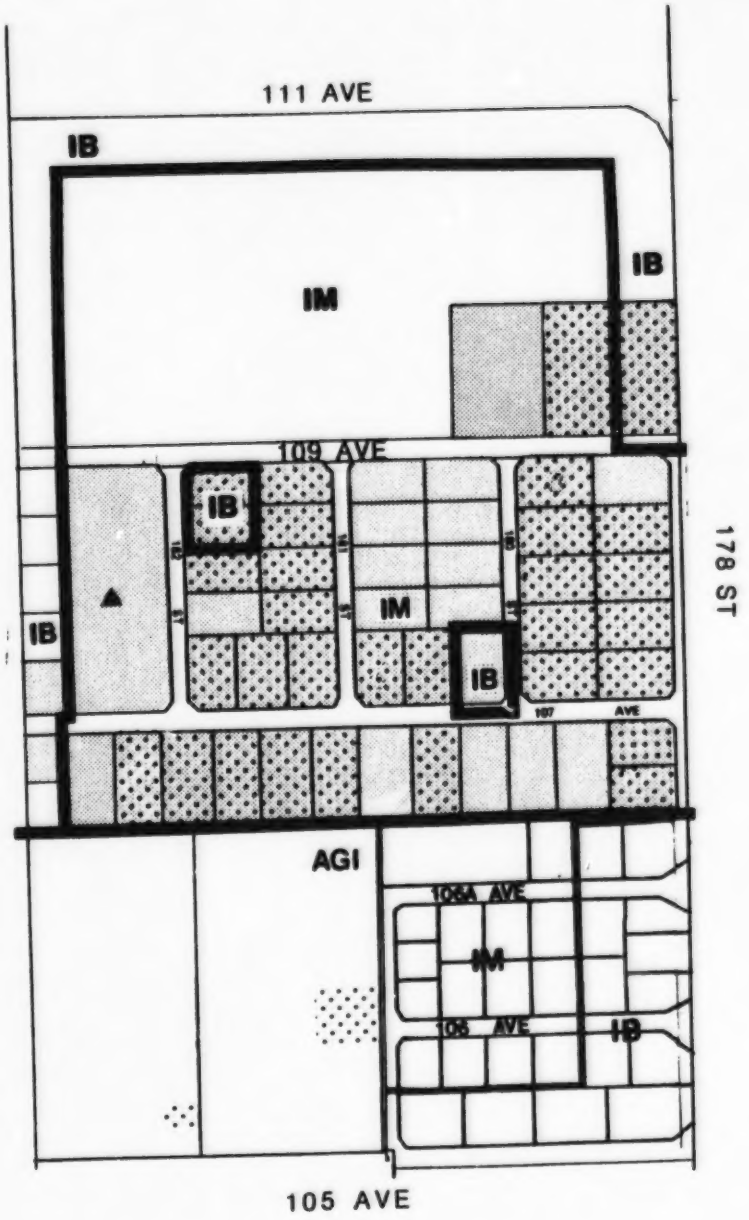
Partial Servicing (Access to one or more but not all of the above)

Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

MAP 4-18

WILSON



Full Servicing (Access to sanitary and storm sewers, water, and roads)

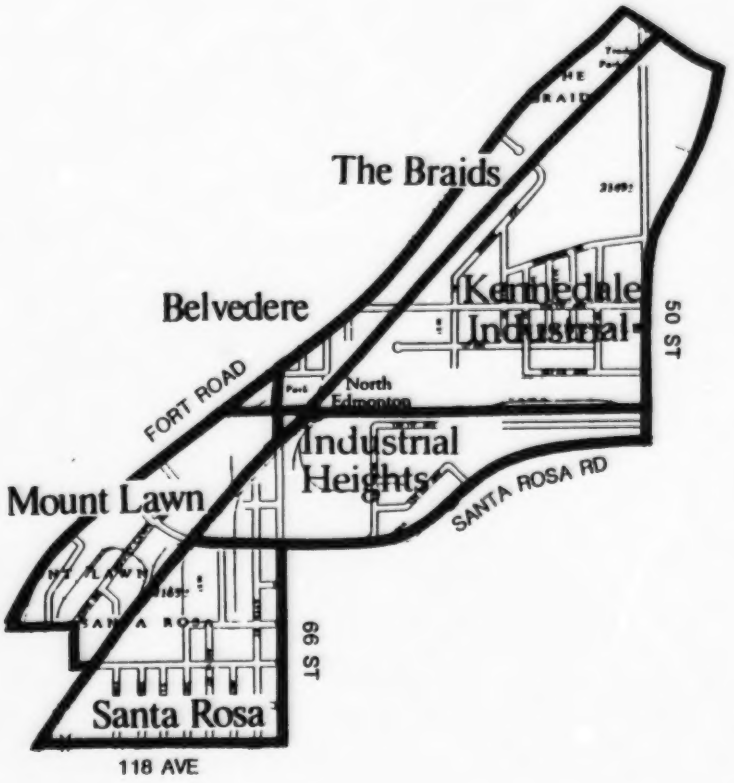
Zoning or Land Use Classification Boundary

Developed (built upon) Parcels

▲ City Owned Industrial Land

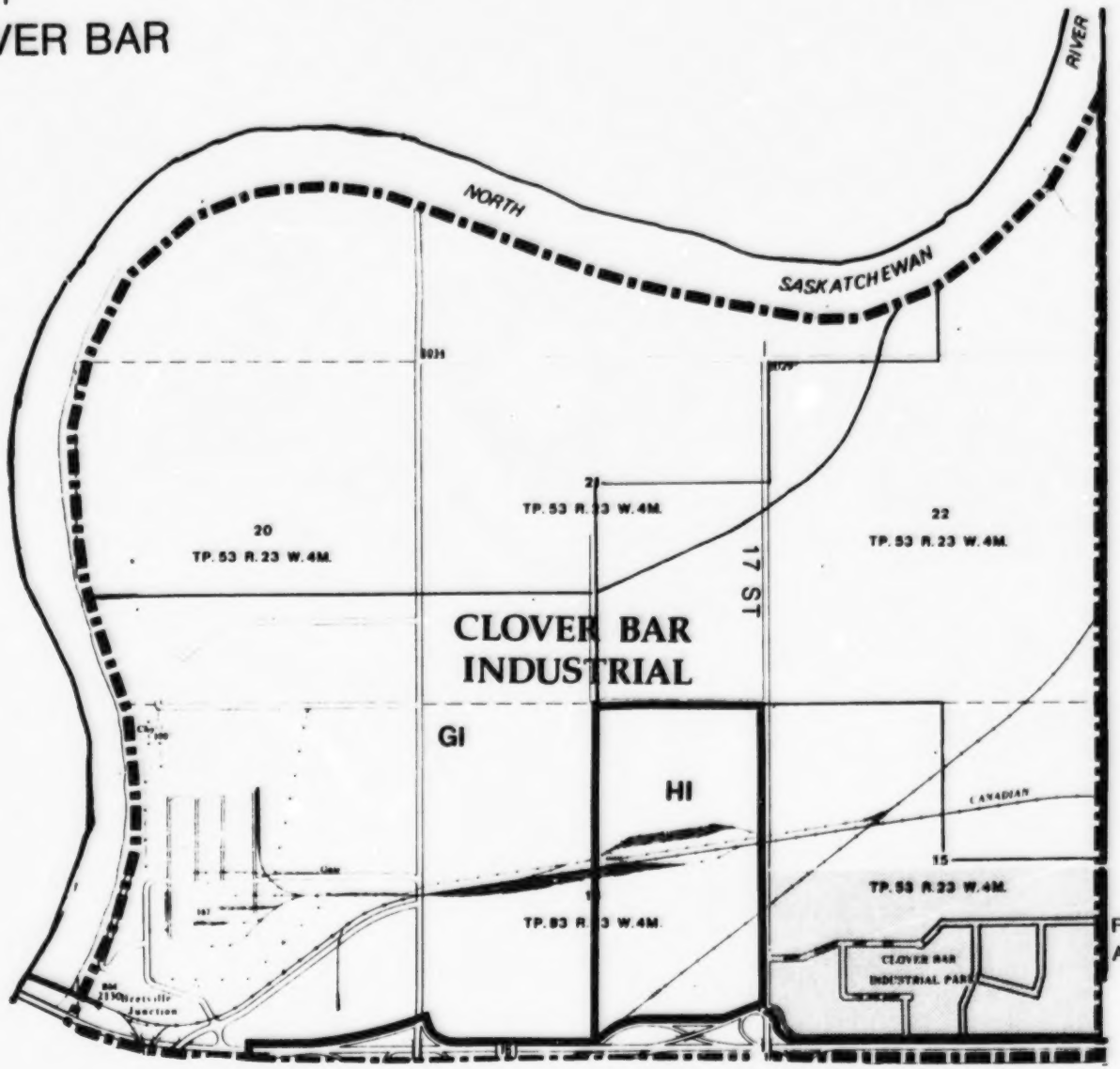
MAP 5-1

NORTHEAST INDUSTRIAL PLAN AREA



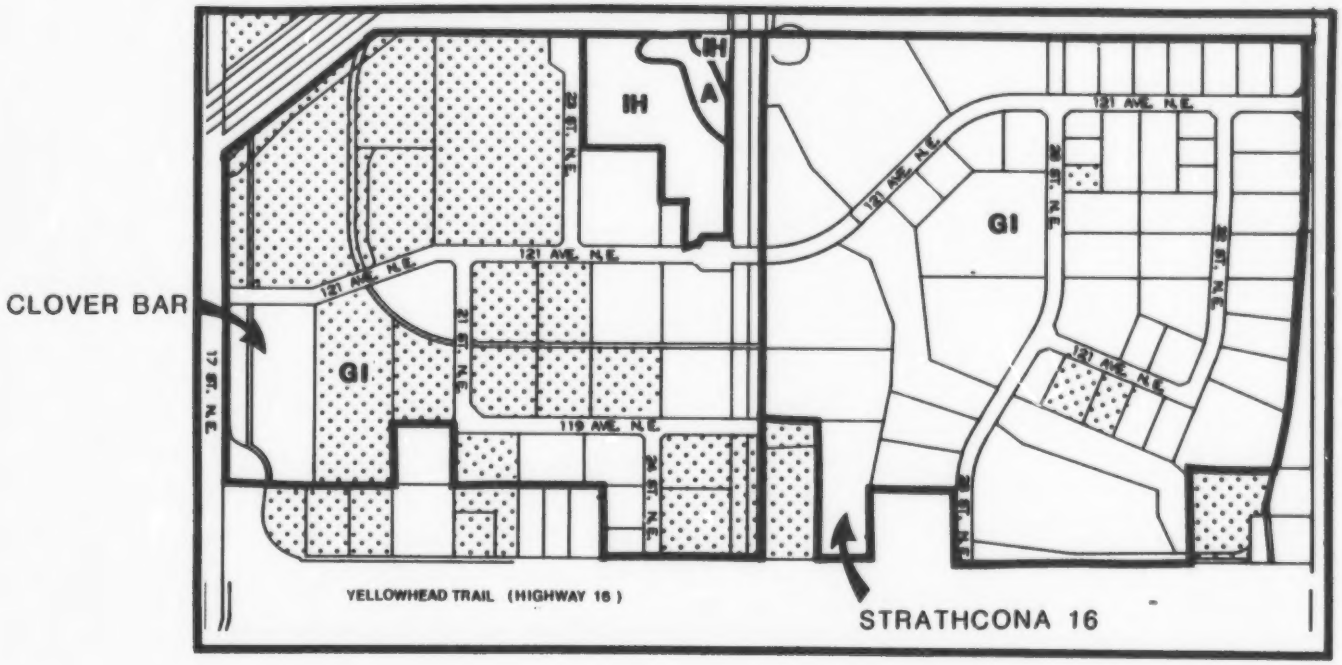
MAP 6-1

CLOVER BAR



MAP 6-2

CLOVER BAR AND STRATHCONA 16



Vacant Parcels

Developed (built upon) Parcels

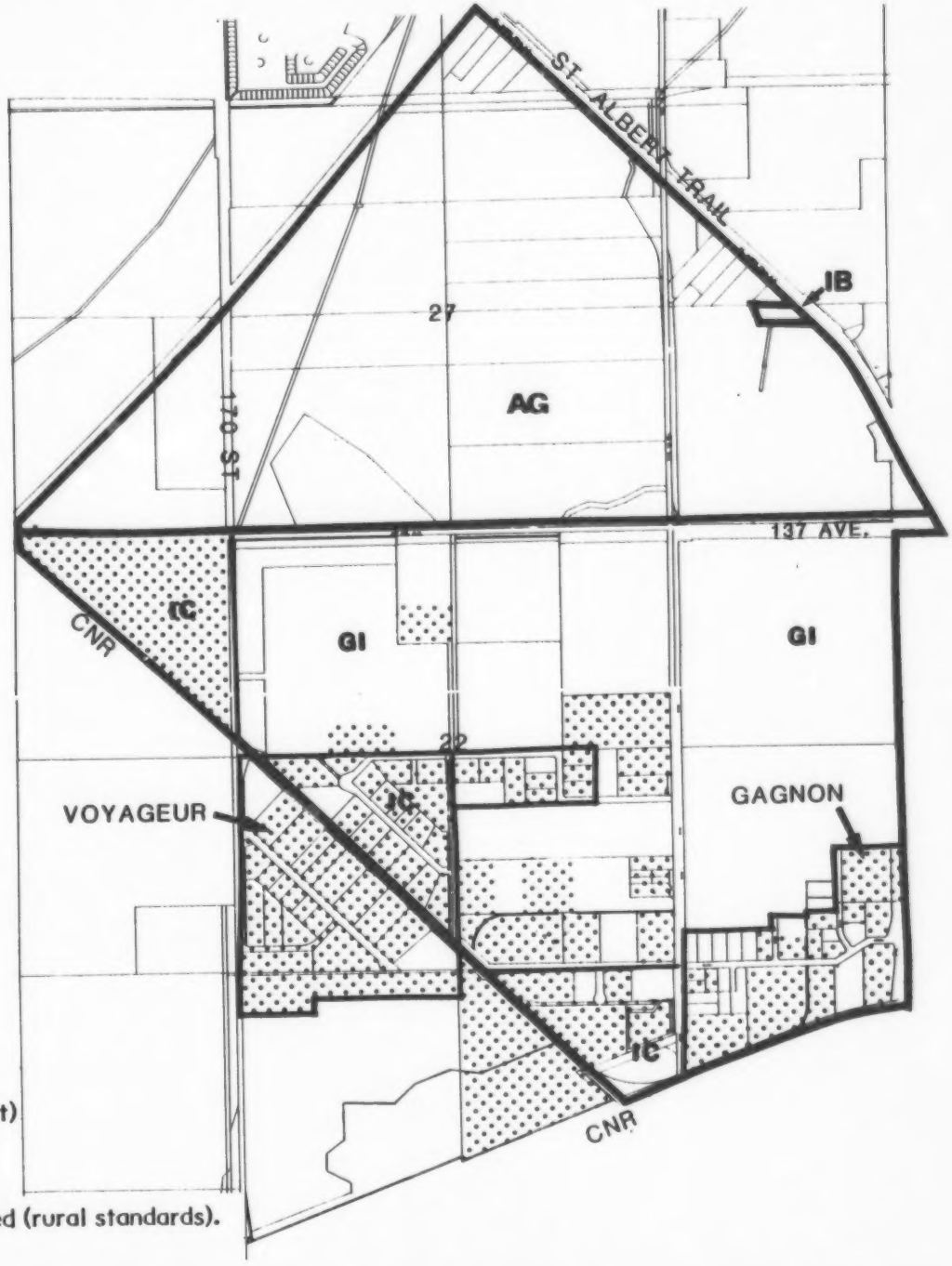
IH (Heavy Industrial District)

GI (General Industrial District)

The subdivisions are fully serviced (city standards).

MAP 7-1

MISTATIM



Vacant Parcels

Developed (built upon) Parcels

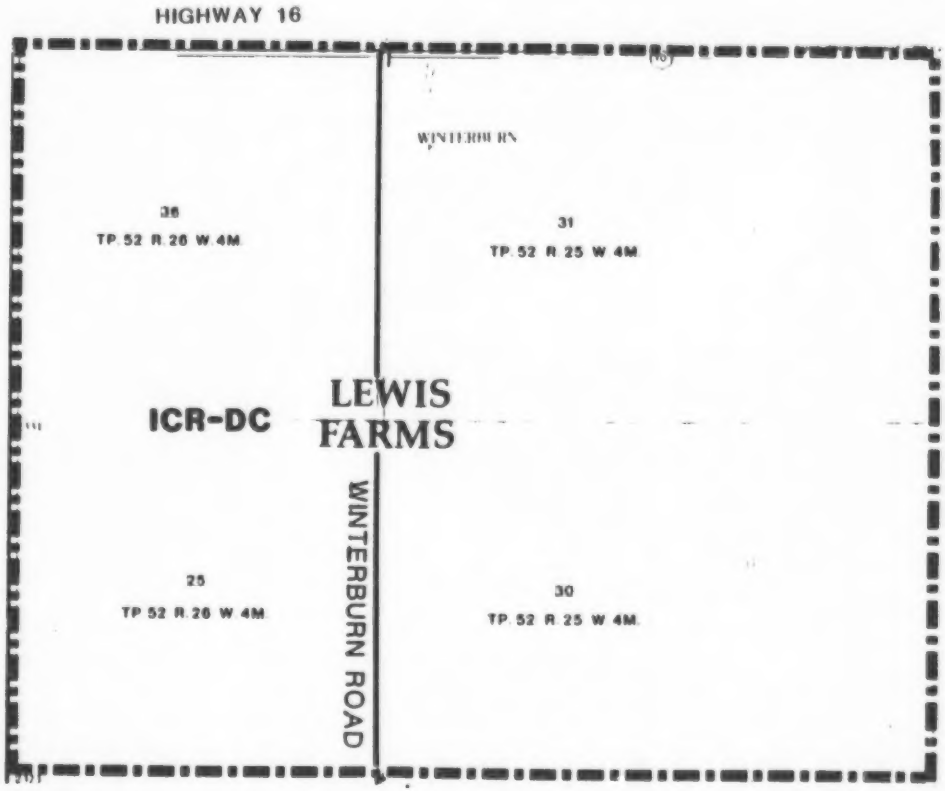
IC (Industrial, Commercial District)

GI (General Industrial District)

The named subdivisions are serviced (rural standards).

MAP 8-1

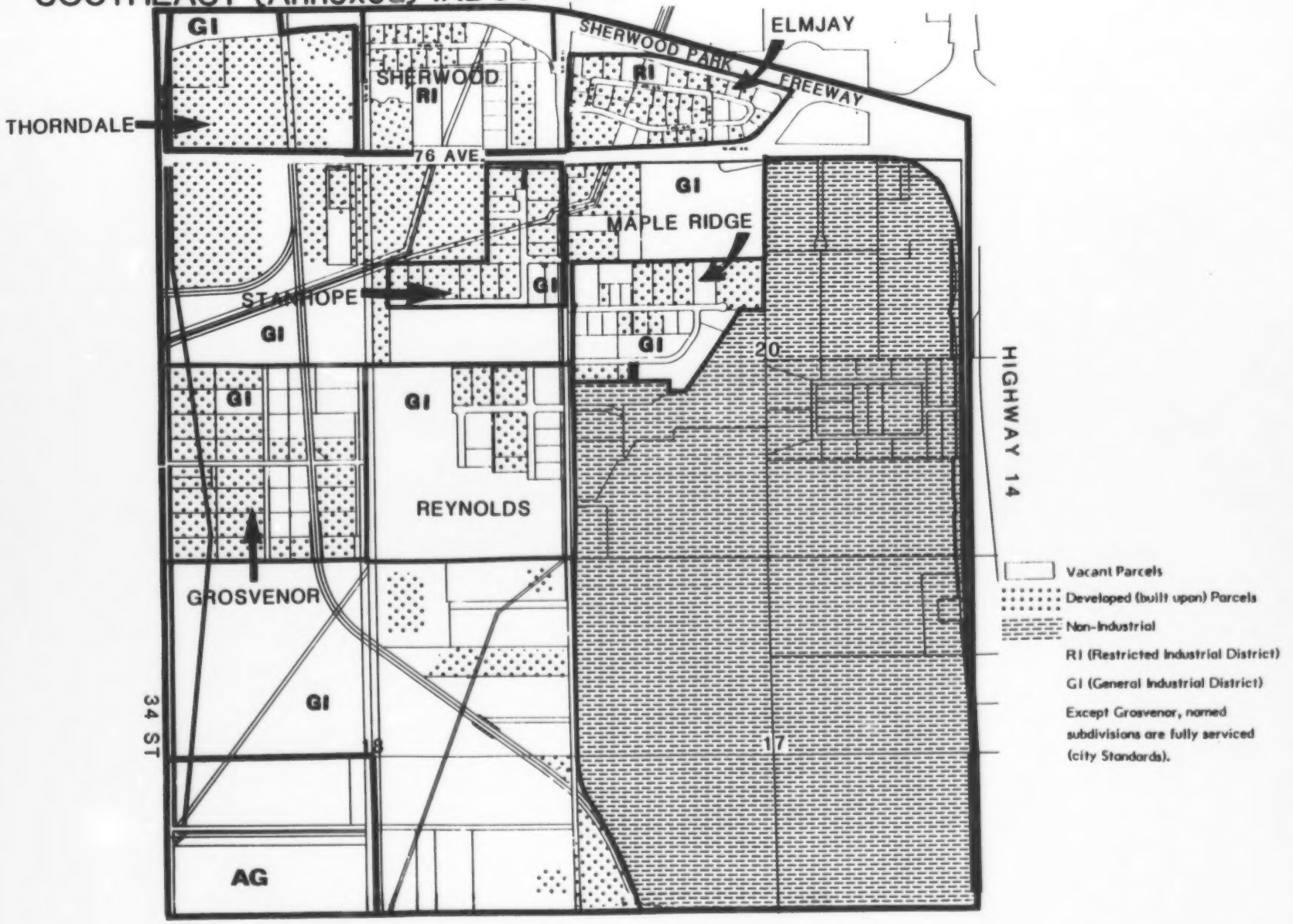
LEWIS FARMS



ICR-DC (Industrial, Commercial Reserve - Direct Control District)

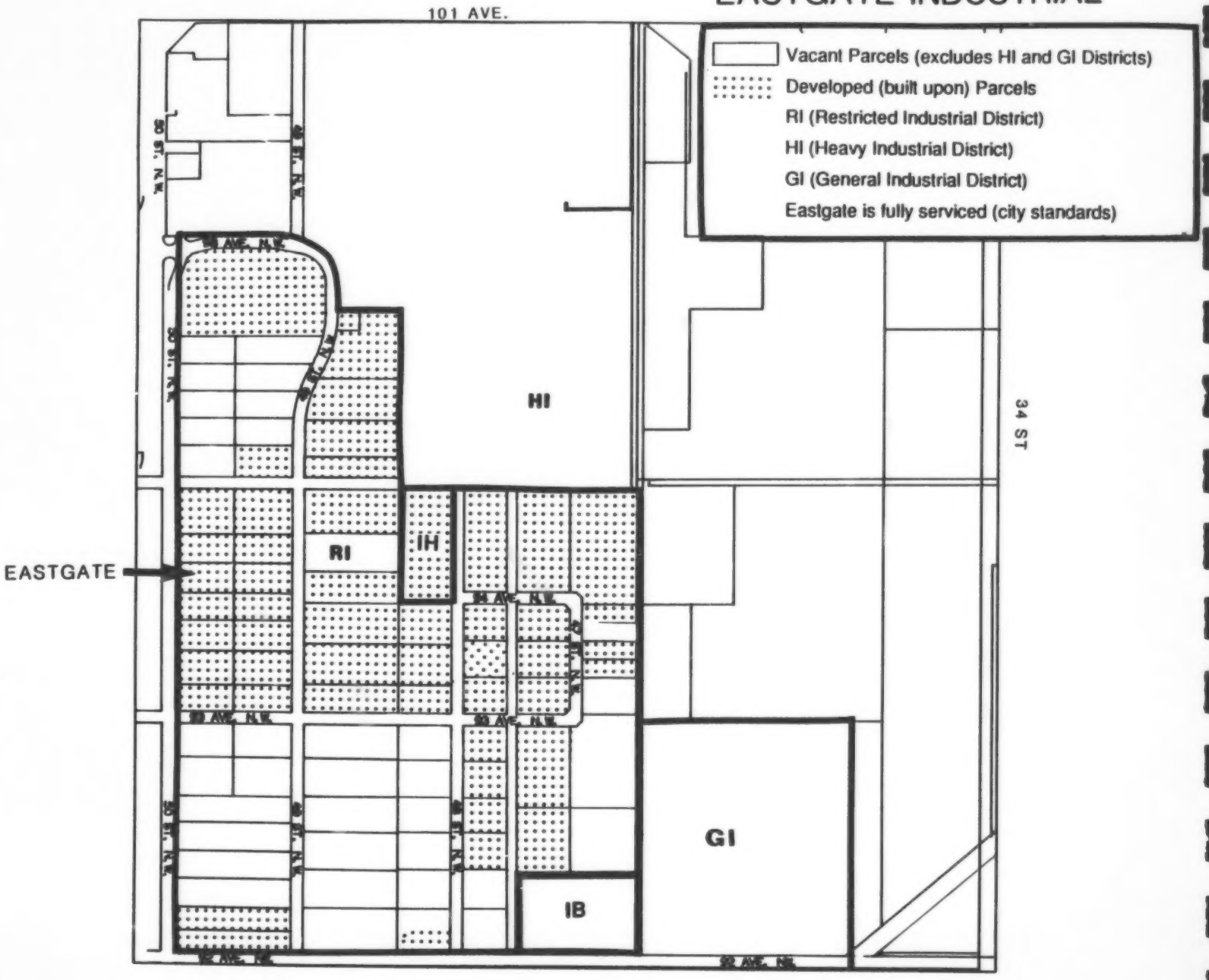
MAP 9-1

SOUTHEAST (Annexed) INDUSTRIAL



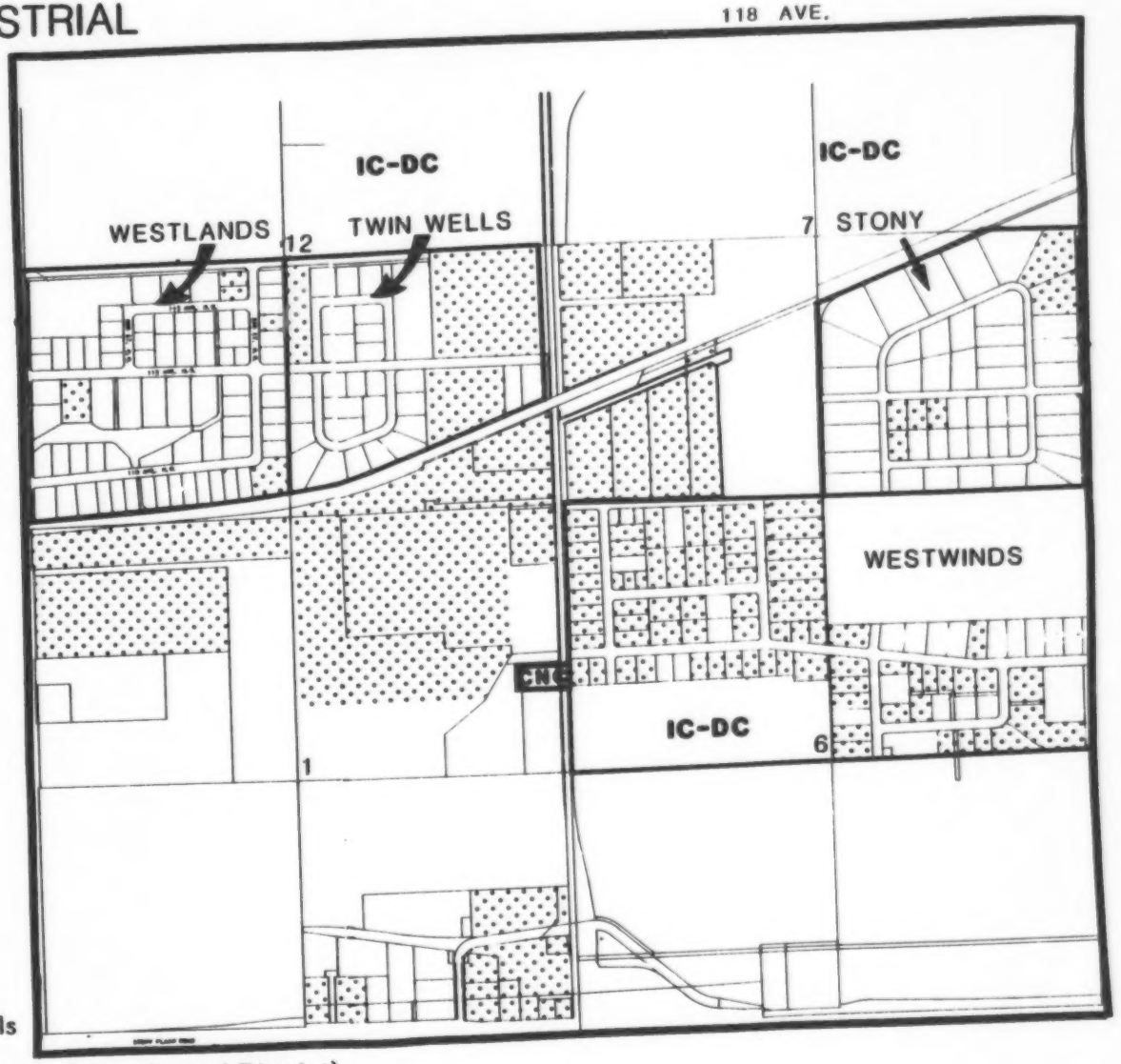
MAP 9-2

EASTGATE INDUSTRIAL



MAP 10-1

WINTERBURN INDUSTRIAL



Vacant Parcels

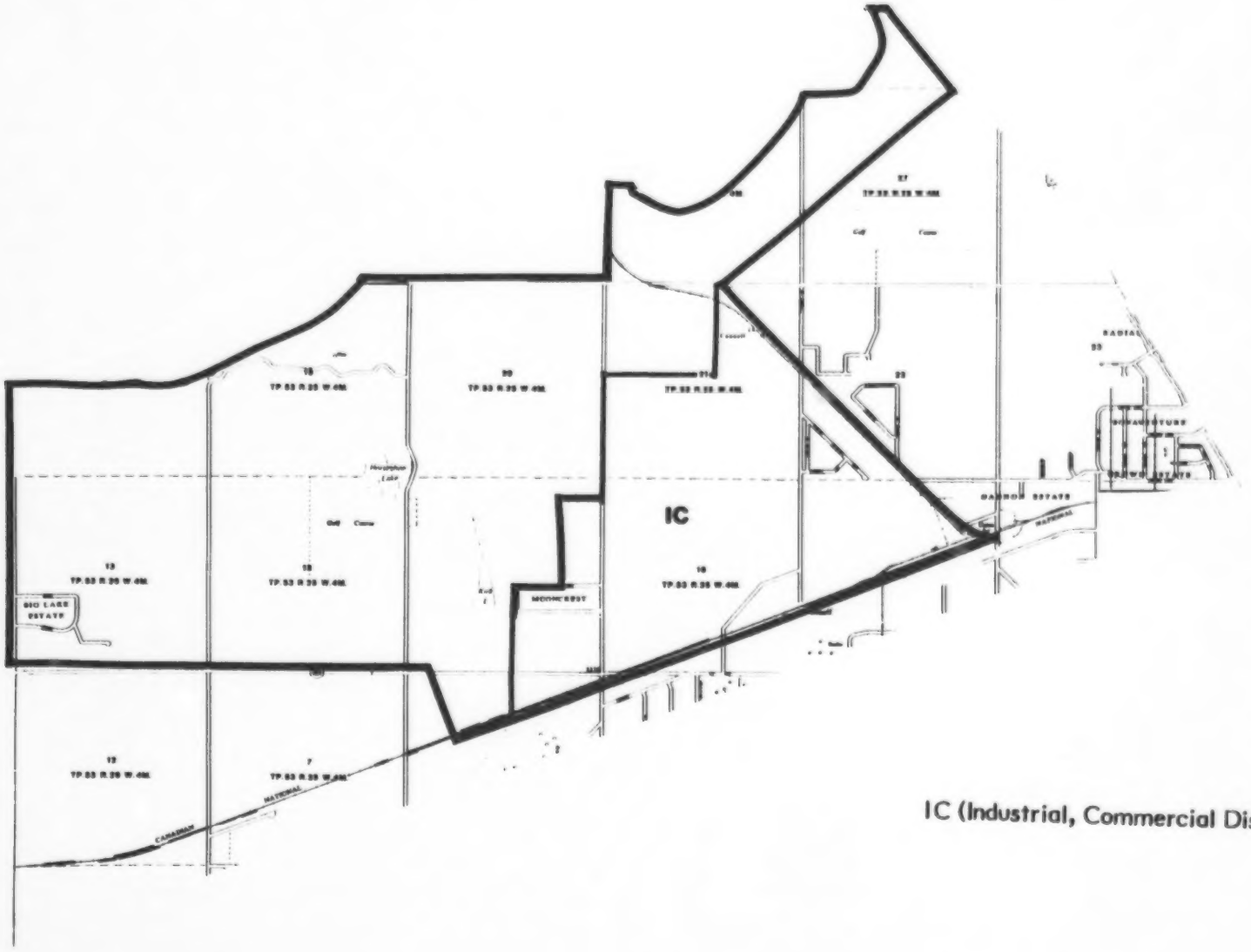
Developed (built upon) Parcels

IC-DC (Industrial, Commercial - Direct Control District)

The named subdivisions are serviced (rural standards).

MAP 11-1

YELLOWHEAD (West)



IC (Industrial, Commercial District)